

Date:

(Public Hearing 02-06-07)

January 25, 2007

To:

Honorable Chairman Bruno A. Barreiro

and Members, Board of County Commissioners

Agenda Item No. 5(K)

From:

George County Main to

Subject:

Ordinance Creating the North Dade Community Development District

(Commission District No. 12)

RECOMMENDATION

It is recommended that the Board adopt the attached Ordinance creating the North Dade Community Development District (CDD) in the City of Doral, pursuant to the authority granted by the Miami-Dade County Home Rule Charter for the purposes set forth in Chapter 190 of the Florida Statutes, subject to acceptance of the declaration of restrictive covenants running with the lands within the jurisdiction of the CDD. The City of Doral has approved the creation of the North Dade CDD by Resolution No. Z06-03.

BACKGROUND

Down Under Doral, LLC (Down Under Doral) acting on its behalf as landowner, joined by Lennar Homes, Inc. (Lennar), and also joined by owners of individual dwelling units (see executed joinder forms attached), collectively owners of the North Dade Development, (North Dade) have filed an application to create the North Dade CDD in connection with said development. North Dade is a proposed 16.115 acre residential development lying wholly within the City of Doral, in an area bounded by theoretical NW 102 Avenue on the east, theoretical NW 30 Street on the south, theoretical NW 104 Avenue on the west and NW 33 Street on the north. The CDD is designed to provide a financing mechanism for community infrastructure, facilities and services, along with certain ongoing operations and maintenance for the North Dade Development. The development plan for the lands within the proposed CDD include construction of 176 residential townhome dwelling units with associated roadway, earthwork, storm drainage and water and sewer facilities estimated to cost approximately \$1.850 Million. A detailed summary of CDD elements, as well as their cost and anticipated lack of fiscal impacts to government agencies, is presented in the attached application submitted by Down Under Doral. In accordance with Florida Statute 190, Down Under Doral, LLC, has paid a filing fee of \$15,000 to the County.

CDD\ NORTH DADE CDD ORDINANCE MEMO-GMB

Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners Page 2

A declaration of restrictive covenants has been submitted consistent with the requirements of Resolution R-413-05 adopted by the Board on April 5, 2005, and as amended by Resolution No. R-883-06, adopted on July 18, 2006, to add language regarding the option to pay capital assessments in full at time of closing. The restrictive covenant provides for notice in the public records of the projected taxes and assessments to be levied by the CDD, individual prior notice to the initial purchaser of a residential lot or unit within the development and provisions for remedial options to initial purchasers whose contract for sale did not include timely notice of the existence and extent of CDD liens and special assessments.

This Board is authorized by the Florida Constitution and the Miami-Dade County Home Rule Charter to establish governmental units such as this CDD within Miami-Dade County and to prescribe such government's jurisdiction and powers.

This development has private roads that are to be maintained by Homeowner Associations or the CDD. With the City's approval, a special taxing district will be created to maintain the development's infrastructure such as private roadways, private area storm drainage and landscape, should the CDD be dissolved or fail to fulfill its maintenance obligations. The special taxing district will remain dormant until such time as the City of Doral requests Miami-Dade County to activate it.

FISCAL IMPACT

The creation of the North Dade Community Development District will have no fiscal impact to Miami-Dade County

Assistant County Manager

Date

	TO:	Honorable Chairman Bruno A. Barreiro DATE: February 6, 2007 and Members, Board of County Commissioners
	FROM:	Murray A. Greenberg County Attorney SUBJECT: Agenda Item No. 5(K)
	•	
	Pl	ease note any items checked.
· ·		"4-Day Rule" ("3-Day Rule" for committees) applicable if raised 6 weeks required between first reading and public hearing
		4 weeks notification to municipal officials required prior to public hearing
	-	Decreases revenues or increases expenditures without balancing budget
		Budget required
		Statement of fiscal impact required
		Bid waiver requiring County Manager's written recommendation
	·	Ordinance creating a new board requires detailed County Manager's

Housekeeping item (no policy decision required)

No committee review

Approved	Mayor	Agenda Item No.	5(K)
Veto		02-06-07	
Override			
ORI	DINANCE NO.		

ORDINANCE GRANTING PETITION OF DOWN UNDER DORAL, LLC. ("DOWN **UNDER** DORAL" OR "PETITIONER") FOR **ESTABLISHMENT** OF COMMUNITY DEVELOPMENT DISTRICT; CREATING ESTABLISHING NORTH **DADE** COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"); PROVIDING NAME, **POWERS** AND DUTIES; **PROVIDING** DESCRIPTION AND BOUNDARIES; PROVIDING INITIAL MEMBERS OF BOARD OF SUPERVISORS; ACCEPTING **PROFFERED** DECLARATION RESTRICTIVE OF COVENANTS; PROVIDING SEVERABILITY; EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

WHEREAS, the Florida Legislature created and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter grants the Miami-Dade County Board of County Commissioners the authority to exercise all powers and privileges granted to municipalities and counties by the laws of this State; and

WHEREAS, Article VIII, Section 6(1) of the Florida Constitution provides for exclusive County Charter authority to establish all governmental units within Miami-Dade County and to provide for their government and prescribe their jurisdiction and powers; and

WHEREAS, Down Under Doral, LLC, ("Down Under Doral" or "Petitioner") has petitioned for the establishment of the North Dade Community Development District (the "District"); and

WHEREAS, a public hearing has been conducted by the Miami-Dade County Board of County Commissioners in accordance with the requirements and procedures of

Section 190.005(2)(b), Florida Statutes, and the applicable requirements and procedures of the Miami-Dade County Home Rule Charter and Code; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area, thereby providing a solution to the County's planning, management and financing needs for delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the Board of County Commissioners finds that the statements contained in the Petition are true and correct; and

WHEREAS, the creation of the District is not inconsistent with any applicable element or portion of the State comprehensive plan or the Miami-Dade County Comprehensive Development Master Plan; and

WHEREAS, the area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and

WHEREAS, the creation of the District is the best alternative available for delivering community development facilities and services to the area that will be served by the District; and

WHEREAS, the proposed facilities and services to be provided by the District will be compatible with the capacity and uses of existing local and regional community development facilities and services; and

WHEREAS, the area that will be served by the District is amenable to separate specialdistrict government; and

WHEREAS, the owner of the property that is to be developed and served by the community development services and facilities to be provided by the District has submitted an



executed declaration of restrictive covenants pledging among other things to provide initial purchasers of individual residential units with notice of liens and assessments applicable to such parcels, with certain remedial rights vesting in the purchasers of such parcels if such notice is not provided in a timely and accurate manner; and

WHEREAS, having made the foregoing findings, after a public hearing, the Miami-Dade County Board of County Commissioners wishes to exercise the powers bestowed upon it by Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter in the manner provided by Chapter 190, Florida Statutes; and

WHEREAS, because the proposed District is located wholly within the municipal boundaries of the City of Doral, the City is in a position to be well informed regarding the merits of this District; and

WHEREAS, The City of Doral has consented to the creation of the District within the municipal boundaries subject to certain conditions that the petitioner shall have to satisfy; and the Board of County Commissioners desires to establish the District; and

WHEREAS, based on the written consent of the City of Doral, the Miami-Dade County Board of County Commissioners finds that the District shall have those general and special powers authorized by Sections 190.011 and 190.012, Florida Statutes, and set forth herein, and that it is in the public interest of all of the citizens of Miami-Dade County that the District have such powers.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. The foregoing findings, which are expressly set forth herein, are hereby adopted and made a part hereof.

Section 2. The Petition to establish the North Dade Community Development District over the real property described in Exhibit A attached hereto, which was filed by Down Under Doral, LLC, a Florida corporation, on September 19, 2006, and which Petition is on file at the Office of the Clerk of the Board, is hereby granted. A copy of the Petition is attached and incorporated herein (Exhibit B).

Section 3. The external boundaries of the District shall be as depicted on the location map attached hereto and incorporated herein as Exhibit C.

<u>Section 4.</u> The initial members of the Board of Supervisors shall be as follows:

Greg McPherson

Sandy Chen

Mercedes Henderson

Angel Rodriguez

Miguel Avila

Section 5. The name of the District shall be the "North Dade Community Development District."

Section 6. The North Dade Community Development District is created for the purposes set forth in Chapter 190, Florida Statutes, pursuant to the authority granted by Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter.

Section 7. Pursuant to Section 190.005 (2) (d), Florida Statutes, the charter for the North Dade Community Development District shall be Sections 190.006 through 190.041, Florida Statutes.

Section 8. The Miami-Dade County Board of County Commissioners hereby grants to the North Dade Community Development District all general powers authorized pursuant to Section 190.011, Florida Statutes, and hereby finds that it is in the public interest of all citizens

of Miami-Dade County to grant such general powers.

Section 9. The Miami-Dade County Board of County Commissioners hereby grants to the North Dade Community Development District the special powers authorized pursuant to Section 190.012 (1), Florida Statutes and Sections 190.012 (2) (a) (d) and (f), (except for powers regarding waste disposal), Florida Statutes and Section 190.012 (3), Florida Statutes, and hereby finds that it is in the public interest of all citizens of Miami-Dade County to grant such special powers; provided that the District's exercise of power under Section 190.012(1)(b), Florida Statutes, pertaining to water, waste water and reuse water services shall be pursuant to that Declaration of Restrictive Covenants submitted to the Board of County Commissioners in connection with the petition.

Section 10. All bonds issued by the North Dade Community Development District pursuant to the powers granted by this ordinance shall be validated pursuant to Chapter 75, Florida Statutes.

Section 11. No bond, debt or other obligation of the North Dade Community Development District, nor any default thereon, shall constitute a debt or obligation of Miami-Dade County, except upon the express approval and agreement of the Miami-Dade Board of County Commissioners.

Section 12. Notwithstanding any power granted to the North Dade Community Development District pursuant to this Ordinance, neither the District nor any real or personal property or revenue in the district shall, solely by reason of the District's creation and existence, be exempted from any requirement for the payment of any and all rates, fees, charges, permitting fees, impact fees, connection fees, or similar County rates, fees or charges, or special taxing districts special assessments which are required by law, ordinance or County rule or regulation to

Agenda Item No. 5(K) Page 6

be imposed within or upon any local government within the County.

Section 13. Notwithstanding any power granted to the North Dade Community

Development District pursuant to this Ordinance, the District may exercise the power of eminent

domain outside the District's existing boundaries only with the prior specific and express

approval of the Board of County Commissioners of Miami-Dade County.

This Board hereby accepts that Declaration of Restrictive Covenants Section 14.

proffered by the owners of the lands within the jurisdiction of the North Dade Community

Development District, in connection with the petition submitted by Down Under Doral, LLC,

and approved herein.

If any section, subsection, sentence, clause or provision of this ordinance Section 15.

is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

It is the intention of the Board of County Commissioners, and it is hereby Section 16.

ordained that the provisions of this ordinance shall be excluded from the Code of Miami-Dade

County.

This ordinance shall become effective ten (10) days after the date of Section 17.

enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an

override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as

to form and legal sufficiency:

Prepared by:

Gerald T. Heffernan

RESOLUTION Z06 - 03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA SUPPORTING THE ESTABLISHMENT OF THE NORTH DADE COMMUNTIY DEVELOPMENT DISTRICT; PROVIDING AN EFFECTIVE DATE

WHEREAS, Down Under Doral, LLC., ("Applicant") has requested a resolution supporting the establishment of the North Dade Community Development District; and

WHEREAS, Applicant has requested the rights to exercise all powers provided for in Sections 190.06 and 190.41, Florida Statutes; and

WHEREAS, the areas which will be enforced by the District include earth work, waste water, water supply system, surface water management, roads, paving, and landscaping; and

WHEREAS, the proposed Community Development District will allow the Applicant to seek approval from the County to create the District for the construction and financing of public infrastructure required to service this project; and

WHEREAS, the City Council, after careful review and deliberation, and the recommendation of staff, determined that it is in the best interests of the citizens of the City of Doral to support the establishment of the North Dade Community Development District, subject to conditions;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA THAT:

Section I. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Resolution upon adoption hereof.

- <u>Section 2.</u> The City Council of the City of Doral hereby supports Applicant's application for the establishment of the North Dade Community Development District, subject to the following conditions:
- I. The City of Doral will be named as a beneficiary in the Declaration of Restrictions proffered to Miami-Dade County.
- 2. The City of Doral will be allowed to appoint two of the five original members to the District.
- 3. The Community Development District documents shall specify that all site improvements shall be constructed to applicable Miami-Dade County and City of Doral, Public Work standards and procedures.
- 4. Any amendments or modifications to the petition on file with the City must be submitted for review and approval within 30 days of such changes.
- 5. All current names and contacts associated with the Community Development District and Declaration of Restrictions shall be submitted to the City of Doral Community Development Director, and kept up-to-date.
- 6. All proposed designs shall comply with all of the City of Doral guidelines, codes, ordinances and procedures.
- 7. This property shall be platted and recorded prior to any building permits being applied for. Final Plat must be approved by the City of Doral. Right-of-way requirement and improvements must seek City of Doral Public Works approval.
- 8. If the Community Development District is approved by the County, within 45 days of such approval, Applicant shall meet with the City of Doral Planning and Zoning and the City of Page 2 of 3

Doral Public Works Department and outline which roads, utility lines, and right-of-way improvements are to be dedicated and which ones are to be maintained by the Community Development District.

Section 3. This resolution shall become effective upon its passage and adoption by the City Council and is binding on all successors and assigns.

WHEREAS, on March 22, 2006 a motion to approve the Resolution was offered by Vice Mayor Cabrera, who moved its adoption. The motion was seconded by Councilman DiPietro and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Peter Cabrera	Yes
Councilmember Michael DiPietro	Yes
Councilwoman Sandra Ruiz	Yes
Councilmember Robert Van Name	Yes

PASSED AND ADOPTED this 22nd day of March, 2006.

JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

BARBARA HERRERA-HILL. CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE SOLE USE OF THE CITY OF DORAL:

JOHN J. HEARN, CITY ATTORNEY

Page 3 of 3

Exhibit 9

PROPOSED MIAMI-DADE COUNTY DECLARATION

AFFIDAVIT OF SURVEYOR

STATE OF FLORIDA) SS COUNTY OF MIAMI-DADE)

BEFORE ME, the undersigned authority, personally appeared **OMAR ARMENTEROS**, (the "Affiant"), who upon being first duly sworn on oath deposes and says:

- 1) That Affiant is a licensed Land Surveyor of the State of Florida, under registration number 3679, and is the president of Ford, Armenteros & Manucy, Inc., located at 1950 NW 94th Avenue, 2nd Floor, Miami, Florida 33172.
- That Affiant is personally familiar with the matters contained herein and is otherwise qualified to make this affidavit.
- 3) That Affiant has reviewed the metes and bounds Legal Description for the property known as "Beacon at Doral", a copy of which is attached to hereto and made part hereof as <u>Exhibit "A."</u>
- 4) That Affiant has reviewed Legal Description for the plat known as "Beacon at Doral", a copy of which is attached hereto and made part hereof as *Exhibit "B."*
- 5) That Affiant hereby certifies that the legal description set forth in <u>Exhibit "A"</u> describes one and the same lands depicted in <u>Exhibit "B</u>."

FURTHER AFFIANT SAYETH NOT.

OMAR ARMENTEROS, P.S.M., Surveyor and Mapper No. 3679

State of Florida

The foregoing instrument was acknowledged before me this /2 day of October, 2006, by OMAR ARMENTEROS, as President of Ford, Armenteros and Manucy, Inc., a Florida corporation. He is personally known to me.

NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:

M Bo

CYNTHIA M. CALDEVILLA MY COMMISSION # DD 228521

EXPIRES: July 5, 2007
Bonded Thre Budget Natary Services

This instrument was prepared by: Omar Armenteros, P.S.M.

President

Ford, Armenteros & Manucy, Inc. 1950 NW 94th Avenue, Miamí. FL 33172

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LEGAL DESCRIPTION

Tract 33 and portions of Tracts 34 and 35, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, of Section 29, Township 53 South, Range 40 East, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

A portion of LAKESIDE MEMORIAL PARK—NEGEV GARDENS, as recorded in Plot Book 90, Page 45 and a portion of LAKESIDE MEMORIAL PARK—AKIBA GARDENS, as recorded in Plat Book 142, Page 6 and including all of LAKESIDE MEMORIAL PARK—SAMARIA GARDENS, as recorded in Plat Book 142 at Page 9, all of the Public Records of Miarni—Dade County, Florida, being more particularly described as follows:

Begin at the center of said Section 29; thence South01deg26min22secEast along the East line of the Southwest 1/4 of said Section 29, for 329.66 feet; thence North89deg55min00sedWest for 55.84 feet; thence South01deg26min22secEast for 15.71 feet (the previous two courses were coincident with a portion of the Northerly boundary of LAKESIDE MEMORIAL PARK—GALILEE GARDENS, as recorded in Plat Book 91. Page 3, of the Public Records of Miami-Dade County, Florida); thence West along the aforesaid Northerly boundary and along the Northerly boundary of said LAKESIDE MEMORIAL PARK—NEGEV GARDENS, for 332.95 feet; thence South, in part, along the Westerly boundary of said LAKESIDE MEMORIAL PARK—NEGEV GARDENS, for 317.14 feet; thence West for 920.79 feet; thence North01deg24min06secWest, along the West line of the East 1/2 of the Southwest 1/4 of said Section 29, for 664.68 feet; thence South89deg54min22secEast, along the North line of the Southwest 1/4 of said Section 29, for 1317.16 feet to the Point of Beginning.



Exhibit "B"

ALL OF "BEACON AT DORAL", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, AT PAGE 63 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA

IN RE:	AN ORDINANCE TO ESTABLISH)
	THE NORTH DADE)
	COMMUNITY DEVELOPMENT DISTRICT)

PETITION

Petitioner, **DOWN UNDER DORAL**, **LLC** (the "<u>Petitioner</u>"), a Florida limited liability company, hereby petitions the Board of County Commissioners of Miami-Dade County, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, as amended and supplemented (the "<u>Act</u>"), specifically this Petition is made pursuant to Section 190.005(2) of the Act, to establish a community development district with respect to the lands described herein. In support of the Petition, the Petitioner states:

- 1. <u>District Size</u>. The proposed District (as defined below) is located within the City of Doral, Miami-Dade County, Florida. <u>Exhibit 1</u> depicts the general location of the proposed District. The proposed District covers approximately +/- 16.115 acres of land. The metes and bounds description of the external boundaries of the District is set forth on <u>Exhibit 2</u>. There is no real property within the proposed District which is to be excluded from the District.
- 2. <u>Consent</u>. Attached to this Petition as <u>Exhibit 3</u> and made a part hereof is the written consent to the establishment of the District by the owners of one hundred percent (100%) of the real property to be included in the District.
- 3. <u>Board of Supervisors</u>. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows¹:

Greg McPherson Sandy Chen Mercedes Henderson Angel Rodriguez Miguel Avila

- 4. <u>District Name</u>. The proposed name of the District to be established is North Dade Community Development District (the "<u>District</u>").
- 5. <u>Estimated Timetable and Costs</u>. The proposed timetable for the construction and/or acquisition of the Public Infrastructure (as defined below) is shown on <u>Exhibit 4-A</u>. The estimated cost of constructing such Public Infrastructure, based on available data, is shown on

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¹ Pursuant to the City of Doral's approval of the District, the City of Doral will designate two (2) of the initial members of the Board of Supervisors.

- <u>Exhibit 4-B</u>. The proposed timetable and estimated costs are submitted in good faith, but shall not be binding and may be subject to change.
- 6. <u>Major Water and Wastewater Facilities</u>. There are no existing major truck water mains, waste water interceptors and outfalls within the lands to be included in the District.
- 7. <u>District Use</u>. The future general distribution, location, and extent of public and private uses within the District are limited to residential sites and private recreational facilities. The proposed uses are consistent with the Local Government Comprehensive Planning and Land Development Regulation Act and including, without limitation, the future land use plan element of the Miami-Dade County Comprehensive Plan as amended and as adopted by the City of Doral in Section 8.03 of the City of Doral Charter. The future land use map of the Miami-Dade County Comprehensive Plan designates the land area within the legal description of the land to be serviced by the proposed District as low density. See the immediately succeeding paragraph below regarding current development rights. The future land use map is shown on **Exhibit 5**. The Petitioner intends that the District will finance:
 - 7.1 Storm water management and control systems;
 - 7.2 Water distribution and wastewater collection and transmission facilities;
 - 7.3 Offsite roadway improvements; and
- 7.4 Engineering fees, survey fees, and related incidental costs (collectively, the "Public Infrastructure"). The water distribution and wastewater collection and transmission facilities within the District will be financed by the District and upon completion ownership will be conveyed to the Miami-Dade County Water and Sewer Department. The storm water management and control systems will be owned and maintained by the District. Exhibit 6 depicts the public roadways to be owned by Miami-Dade County.
- 8. <u>Land, Zoning, and Density.</u> The proposed District is coterminous with that certain development titled "Milan by Lennar a/k/a Beacon at Doral a/k/a Lakeside Memorial". The current zoning permits development of the subject property with up to one hundred seventy six (176) residential dwelling units with a maximum density of ten (10) units per acre.
- 9. <u>Estimated Regulatory Costs.</u> <u>Exhibit 7</u> is a statement of estimated regulatory costs prepared in accordance with the requirements of Section 120.541, Florida Statutes.
- 10. <u>District Special Powers</u>. In addition to those general powers provided in Section 190.001 of the Act, the Petitioner hereby requests that the proposed District be granted the right to exercise all powers provided for in Section 190.012(2)(a)-(b), (d) of the Act.
- 11. <u>Authority; Notice</u>. The Petitioner is acting on behalf of itself as a landowner, and Lennar Homes, Inc., a Florida corporation ("<u>Lennar</u>") is acting on behalf of itself as a landowner and as attorney-in-fact for other landowners, currently owns one hundred percent (100%) of the real property to be included within the proposed District. The Petitioner will be responsible for the Public Infrastructure which will be either constructed by the Petitioner and acquired by the District or constructed by the District, as the case may be. Copies of all correspondence and

official notices should also be sent to: Patricia "PK" Fletcher, Esq., c/o Patricia Kimball Fletcher, P.A., 200 South Biscayne Boulevard, Suite 3400, Miami, Florida 33131.

- 12. <u>City of Doral Consent</u>. Pursuant to Resolution Z06-03, attached hereto as <u>Exhibit 8</u>, the City of Doral supports the Petitioner's application for the establishment of the District. The Petitioner will comply with the requirements of Resolution Z06-03.
- 13. <u>Special District</u>. The property within the proposed District is amenable to operating as an independent special district for the following reasons:
- 13.1 Establishment of the District and all land uses and services planned within the proposed District are consistent with applicable elements and portions of the effective Miami-Dade County Comprehensive Development Master Plan, as amended and as adopted by Section 8.03 the City of Doral Charter.
- 13.2 The area of land within the proposed District is part of a unified plan of development for a development plan that has been or may be approved by Miami-Dade County. The land encompassing the proposed District is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.
- 13.3 The community development services of the District will be compatible with the capacity and use of existing local and regional community development services and facilities.
- 13.4 The proposed District will be the best alternative available for delivering community development services to the area to be served because the District provides a governmental entity for delivering those services and facilities in a manner that does not financially impact persons residing outside the District.
- 14. <u>Disclosure</u>. The Petitioner undertakes on behalf of itself and, to the extent applicable, on behalf of the District, that the District will provide full disclosure of information relating to the public financing and maintenance of improvements to real property to be undertaken by the District, as required by Section 190.009 of the Act and as required by Miami-Dade County. Attached as <u>Exhibit 9</u> is the proposed Declaration to be recorded upon Miami-Dade County's approval of the District which contains the substance of numerous disclosures to be provided to all purchasers within the District. Attached as Exhibit B to the proposed Declaration is a form of CDD Disclosure to be provided to all purchasers within the District and which contains full disclosure of information relating to the public financing and maintenance of improvements to be undertaken by the District.
- 15. <u>Miscellaneous Items</u>. Attached as <u>Exhibit 10</u> is the Declaration for Milan by Lennar, recorded in Official Records Book 24666, Page 2537 of the Public Records of Miami-Dade County, Florida. Furthermore, attached as <u>Exhibit 11</u> is a letter from Richard Hans, Vice President of Governmental Management Services-South Florida, LLC, that states that Mr. Hans is anticipated to be the District Manager of the proposed District. Finally, attached as <u>Exhibit 12</u> are resumes of each proposed initial member of the Board of Supervisors.

[ADDITIONAL TEXT AND SIGNATURES APPEAR ON THE FOLLOWING PAGE]

WHEREFORE, the Petitioner respectfully requests the Board of County Commissioners of Miami-Dade County, Florida to:

Hold a public hearing as required by Section 190.005(2)(b) of the Act to consider the establishment of the North Dade Community Development District; and

Enact an ordinance pursuant to Section 190.005(2) of the Act granting this Petition and establishing the North Dade Community Development District.

Respectfully submitted this 14th day of August, 2006.

DOWN UNDER DORAL, LLC,

a Florida limited liability company, as Potitioner

By:

Name: Michael Latterner

Title:

Manager/Member

Down Under Doral, LLC 13 S.W. 7th Street

Miami, Florida 33130

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

On this 14th day of 1206, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Michael Latterner, who, after being duly sworn, deposes and says:

- 1. Affiant, Michael Latterner, an individual, is the Manager of Down Under Doral, LLC, a Florida limited liability company (the "Company").
- 2. The Company is one (1) of the owners of the following described property, to wit:

See Exhibit A attached hereto (the "Property").

- 3. Affiant, Michael Latterner, hereby represents that he has full authority to execute all documents and instruments on behalf of the Company, including the Petition before the Board of County Commissioners of Miami-Dade County, Florida, to enact an ordinance to establish the North Dade Community Development District (the "Proposed CDD").
- 4. The Property represents all of the real property to be included in the Proposed CDD.
- 5. Affiant, Michael Latterner, on behalf of the Company, as one (1) of the owners of the Property in the capacity described above, hereby consents to the establishment of the Proposed CDD.

FURTHER, AFFIANT SAYETH NAUGHZ.

Michael Latterner

Subscribed and sworn to before me this \(\frac{1}{12} \) day of \(\frac{1}{12} \), 2006, by Michael Latterner, the manager of Down Under Doral, LLC, a Florida limited liability company, who personally appeared before me, \(\frac{1}{12} \) is personally known to me or \(\square \) produced as identification.

[NOTARIAL SEAL]

C. Vargas
MY COMMISSION # DD200463 EXPIRES
May 18, 2007
BONDED THRU TROY FAIN INSURANCE, INC

Exhibit A

LEGAL DESCRIPTION

ALL OF BEACON AT DORAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, AT PAGE 63 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

STATE OF F	LORIDA)) SS
COUNTY OF	F MIAMI-DADE)
authorized to	day of Australy, 2006, personally appeared before me, an officer duly administer oaths and take acknowledgments, Greg McPherson, who, after being eposes and says:
6.	Affiant, Greg McPherson, an individual, is a Vice President of Lennar Homes, Inc., a Florida corporation (the "Company").
7.	The Company is one (1) of the owners or the attorney-in-fact of the other owners, except Down Under Doral, LLC, a Florida limited liability company, of the following described property, to wit:
	See Exhibit A attached hereto (the "Property").
8.	Affiant, Greg McPherson, hereby represents that he has full authority to execute all documents and instruments on behalf of the Company, including all documents and instruments necessary to enact an ordinance to establish the North Dade Community Development District (the "Proposed CDD").
9.	The Property represents all of the real property to be included in the Proposed CDD.
10.	Affiant, Greg McPherson, on behalf of the Company, as one (1) of the owners of the Property in the capacity described above, hereby consents to the establishment of the Proposed CDD.
FURT	HER, AFFIANT SAYETH NAUGHT.
	Greg McPherson
McPherson, a	ribed and sworn to before me this \(\) day of \(\) and \(\), 2006, by Greg a Vice President of Lennar Homes, Inc., a Florida corporation, who personally be me, \(\) is personally known to me or \(\) produced \(\) as
[NOT.	Notary: Notary

Exhibit A

LEGAL DESCRIPTION

ALL OF BEACON AT DORAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, AT PAGE 63 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

JOINDER BY MORTGAGEE

The undersigned, LENNAR HOMES, LLC, the mortgagee under that certain Mortgage, Purchase Money Second Mortgage recorded in Official Records Book 23203 at Page 4627, of the Public Records of Miami-Dade County, Florida, as amended, encumbering the property described in the foregoing Petition to Establish the North Dade Community Development District (herein, the "Petition"), does hereby acknowledge that the terms of the Petition are and shall be binding upon the undersigned and its successors in title.

similar of original and undersigned und its bacoustism title.
IN WITNESS WHEREOF, these presents have been executed this 5 day of December, 2006.
WITNESSES: LENNAR HOMES, LLC, a Florida limited liability company, formerly known as Lennar Homes, Inc.
Print Name: R.A. Waristau By: Name: A Rey Melendi Print Name: A Rey Melendi Titla: A Rey Melendi Titla: A Rey Melendi
Print Name: Mulgie Sievra Title: Vice President * formerly known as Lennar Homes, Inc.
STATE OF FLORIDA) SS.: COUNTY OF MIAMI-DADE)
The foregoing instrument was acknowledged before me this 5 day of December, 2006, by Per Melencli as Of LENNAR HOMES, LLC, a Florida limited liability company, who is personally known to me or who produced as identification, on behalf of the entity.
My commission expires: Secold Senders NOTARY PUBLIC, State of Florida
* formerly known as Lennar Homes, Inc.

75

JOINDER BY MORTGAGEE

The undersigned, WACHOVIA BANK, NATIONAL ASSOCIATION, the mortgagee under that certain Mortgage, Security Agreement and Fixture Filing recorded in Official Records Book 23203 at Page 4590, of the Public Records of Miami-Dade County, Florida, as amended, encumbering the property described in the foregoing Petition to Establish the North Dade Community Development District (herein, the "Petition"), does hereby acknowledge that the terms of the Petition are and shall be binding upon the undersigned and its successors in title.

October, 2006.	se presents have been executed this 16 th day of
WITNESSES:	WACHOVIA BANK, NATIONAL ASSOCIATION, AS AGENT
Print Name: Trivia Sholvil Print Name: Masha Becher	By: Name: Title:
1 Tripped to the second	
	[SEAL]
	s acknowledged before me this 16 th day of
October, 2006, by White	as WACHOVIA BANK, NATIONAL ASSOCIATION,
My commission expires:	NOTARY PUBLIC, State of Florida
IRINA SHKOLNIK	Print name: Iriua Shkoluik

EXPIRES: December 20, 2009 Bonded Thru Notary Public Underwriters

Exhibit 4-A

NORTH DADE COMMUNITY DEVELOPMENT DISTRICT GOOD FAITH ESTIMATED CONSTRUCTION TIME TABLE

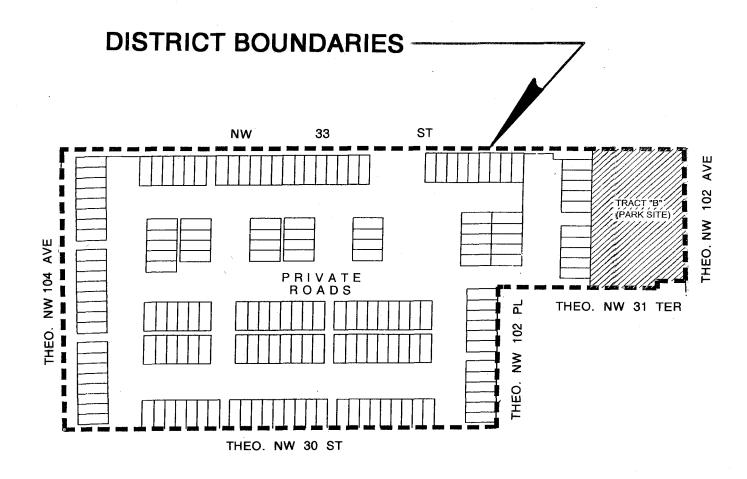
	<u>Start</u>	Finish on or before
On-Site Storm Water Management System including, without limitation, onsite drainage and lakes	7/05	Completed
On-Site Water Distribution System and Waste Water Collection and Transmission Facilities including, without limitation, force main and pump station	7/05	Completed
Offsite Storm Water Management System	7/05	Completed
Offsite Public Roadways including, without limitation, sidewalk improvements, paving, concrete, and pavement markings	7/05	Completed

Exhibit 4-B

NORTH DADE COMMUNITY DEVELOPMENT DISTRICT GOOD FAITH COST ESTIMATE †

On-Site Storm Water Management System including, without limitation, onsite drainage and lakes	\$643,817.00
On-Site Water Distribution System and Waste Water Collection and Transmission Facilities including, without limitation, force main and pump station	\$1,031,653.00
Offsite Storm Water Management System	\$89,167.00
Offsite Public Roadways including, without limitation, sidewalk improvements, paving, concrete, and pavement markings	\$85,785.00
TOTAL	\$1,850,422.00

[†] See also the Statement of Estimated Regulatory Costs attached hereto. The above good faith estimates include engineering fees, survey fees, and related incidental costs.





COMMUNITY DEVELOPMENT DISTRICT

24

CTION: 29-53-30 EXHIBIT"C"

Greg A. McPherson

19261 S.W. 30 Street Miramar, Florida 33029

Profile

Financial executive with over 10 years of financial, tax and operations experience with proven leadership, analytical and communication skills.

Education

Certified Public Accountant

State of Maryland - License No. 25688

Florida Atlantic University Boca Raton, Florida

Bachelor of Science in Business Administration - Accounting 1994

Professional Experience

1996 – Present Lennar Homes Developer/Builder Miami, Florida

Regional Vice President of Finance

- > Report to Regional President
- Major role in creating off balance sheet structures through joint ventures, land bank funds and third party option deals.
- Successfully building and managing high volume accounting and finance department of 30 associates. Responsible for complete accounting cycle, internal and external reporting, budgeting, financial modeling, cash flow analysis.
- Responsible for negotiating all development and construction financing including conventional bank financing as well as negotiating and securing financing through Community Development Districts bonds where appropriate. Strategically managing banking relationships and a debt portfolio of over 25 loans with a total commitment of over \$800 million.
- Active role in due diligence and analysis of potential land deals.
- Responsible for the Broward and Dade Homebuilding Divisions, which close an average of 1,800 homes per year. Also, responsible for the Dade/Broward High Rise Division and the Dade/Broward Land Division.
- Insure all divisions comply with corporate policies, including Fin 46 compliance for all land deals.
- Responsible for becoming intimately involved with proposed markets including barriers to entry, capital requirements, competition, customer base, and other business plan components.

1994-1996 Catalina Lighting, Inc (NYSE – LTG) Miami, Florida

Senior Financial Analysis

- > Accountable for monthly, quarterly, and annual preparation of the Canadian, Asian, and Mexican subsidiaries.
- Prepared monthly bank covenants.
- > Prepared monthly management reports for analysis.
- > Translated all foreign financial statements for consolidation purposes.
- Responsible for preparation of segment consolidated financial statements.
- Prepared federal and state tax returns

1992-1994 Jacobson Ocariz & Gitlin, LLP

Staff Accountant

- Responsible for review of corporate, partnership and high net worth individuals' federal and state compliance requirements.
- > Participated in audits and reviews.
- > Communicated with clients on a daily basis.
- > Performed various review projects.

Sandy Chen 14259 N.W 18th Manor Pembroke Pines, FL 33028

EXPERIENCE

Lennar Homes

June 2005 to present
Division Controller
In charge the Dade Broward Land division accounting department.

Mar. 2004 to June 2005 Land Assistant Controller

- Responsible for overall financial reporting of land joint ventures in accordance with joint venture agreements. Accurately prepared and distributed monthly financial packages to partners and Lennar Corporate Accounting Group.
- Maintain calendar for JV & third party land purchases and takedown schedules.
- Responsible for all JV cash disbursements and cash balance. Follow up with lending institutions to ensure proper cash management. Ensure all cash calls are booked correctly and reconcile investment balances.
- Maintain job cost reporting for land development, review land development budget and timeline with project manager to ensure land budget are updated timely.
- Prepare corporate month end schedules land not owned, FIN 46, third party land projections, and finance pipe line.
- Review and analyze land purchase contracts to ensure deposits will be made timely.
- Prepare financial models (Vestacales) of land deals for corporate approval. Request for corporate JV approval if the land deal is acquired through joint venture.
- Assist and coordinate land acquisition closing by working closely with lending institutions and attorneys. Prepare packages to bank for bank finance on land deals and work with corporate legal department to ensure Request for Board or Board Committee Action Form is approved by all committees before signing loan agreements.

Brookfield Homes

Sept. 2001 - Oct. 2002 Pleasanton, CA Nov. 2002 - Mar. 2004 Fort Lauderdale, FL

Sr Accountant

- Responsibilities including but not limited to month end close with group consolidation, ensure proper eliminations are compiled with GAAP.
- Ensure financial statements are accurately presented by reconciled and maintained all balance sheet and P&L.
- Reconciling each individual entity's inter-company balances recorded and balance.
- Job cost reconciliation to ensure its sub ledger ties to general ledger at all time.
- Prepared all schedules and analysis reports in conjunction of year-end and interim audit.
- Assumed sole responsibility of loan draws(A&D Loan and Construction Loan with emphasis on cash flow by working closely with field superintendents and bank officers to maximize funds availability.
- Prepared and processed job cost relief for homesites for monthly closings. Review the job cost reports for all homes closing each month to review of overruns, miscodes, and proposed relief for each home.

Fiberstars Inc., Fremont, CA

May 1999 - Sept. 2001

Accounting Supervisor

- Prepared and reconciled monthly and yearly fixed assets, prepaid, deposit and amortization schedules to general ledger.
- Booked, reconciled and maintained accruals to budget.
- Analyzed financial statements by compare actual to budget outlined variance with reasonable explanation and distributed to division's VP.
- In charged of month-end close with responsibilities to review 4 subordinates' work to ensure proper account coding and month end close process are in line.
- Interfaced with purchasing and receiving department to ensure proper cost center.

Data Solution Computer Co., Ltd., Hong Kong

Senior Staff Accountant (1996-1999)

(Staff Accountant 1995-1996)

- Prepared of all tax filings as required by Hong Kong Inland Revenue.
- Maintained and developed local banking relationships to ensure maximum banking facilities are obtainable for better company financial position.
- Ensured all tax allowances are in adhering to Hong Kong Inland Revenue Department's tax guidelines.

COMPUTER SKILLS

• Microsoft Word, Excel, Expandable II, Solomon VII with FRX Crystal Reporting(Job Cost), Timberline with Job Cost, JD Edward, Essbase.

EDUCATION

Nova Southeastern University Fort Lauderdale, FL

January 2003 - anticipated to graduate June 2007

Master in Accounting

Florida International University Miami, FL 1990 -1994

• Bachelor Degree of Business Administration in Finance, 1994.

Mercedes Henderson

10907 S.W. 146 Place Miami, Florida 33186

Profile

Licensed CAM since 1998 working in all aspects of Property Management

Education

G. Holmes Braddock Senior High Miami, Florida (Graduated 1993)

Professional Experience

2003 – Present Lennar Homes Developer/Builder Miami, Florida Director of Property Management for Dade Division

- Oversee all Homeowner Associations, Condominiums, Condominium Conversions, Community Development Districts
- Negotiate contracts on behalf of Associations
- > Budget preparation for Homeowners Associations and Condominiums
- Create Condo/HOA Document Books that are recorded in Dade County.
- ➤ Hiring and verify that all vendors are licensed and insured with no complaints on their records.
- ➤ Attend monthly CDD, HOA and Condominium meetings as the president of developer controlled communities.
- Day to Day operations of a Homeowners and Condominium Association.
- > Assist attorneys with the preparation of CDD Petitions and Declarations.

2002-2003 The Continental Group, Inc. Miami, Florida On-site Property Manager

- ➤ On-site manager for Lakes by the Bay Homeowners Association.
- > Prepared annual budgets.
- Prepared monthly management reports for analysis.
- Monthly HOA meetings with homeowners.
- > Obtaining and preparing bid analysis for HOA approval.
- > Supervised all employees on-site.

2000-2003 Joenso Properties, Inc. Miami, Fl Property Manager/Bookkeeper

- > Accounts Receivable/Accounts Payable
- > Preparation of files for attorney for collection.
- Communicated with clients on a daily basis.
- > Preparation of monthly management reports.
- > Oversee all employees in the communities.

Angel R. Rodriguez, CPA

13221 S.W. 146th Street Miami, Florida 33186

Profile

Contoller for a Miami based hi-rise developer.

Education

Florida International University - Graduated June 1995

BBA in Accounting

Florida International University - Present

Working on MBA

Miami Dade Community College - Graduated July 1992

AA in Business Administration

Professional Experience

Feb. 2006 – Present Lennar Developers, Inc. Developer/Builder Miami, Florida

Division Controller

- > Oversee accounting for Lennar's Dade/Broward Hi-Rise Division, currently staffed with two Assistant Controllers and a Revenue Accountant.
- > Create, manage and oversee the construction budget of hi-rise projects.
- ➤ Manage construction loan budgets and cash requirements for each hi-rise project.
- > Projection of division results and variance analysis in Hyperion database.

Sep. 2003 – Feb. 2006 Lennar Homes, Inc. Developer/Builder Miami, Florida

Assistant Controller

- > Preparation and management of project budgets
- > Accounting and coding of vendor invoices
- Review and execute Purchase Agreements
- Prepare bank draws based on construction loan budget
- Preparation of month-end close process, including journal entries and accruals.

Miguel A. Avila

16536 S.W. 51 Terrace Miami, Florida 33185

Profile

Financial executive with over 10 years of financial and operations experience with proven leadership, analytical and communication skills.

Florida International University Boca Raton, Florida

Education

Bachelor of Science in Business Administration - Accounting

Professional Experience

1994 – Present Lennar Homes Developer/Builder Miami, Florida Division Controller for Dade Homebuilding (2005- present)

- > Report to Regional Controller.
- > Major role in creating off balance sheet structures through joint ventures, land bank funds and third party option deals.
- Successfully building and managing high volume accounting and finance department of 12 associates. Responsible for complete accounting cycle, internal and external reporting, budgeting, financial modeling, cash flow analysis.
- Manage 3 condo conversion joint ventures.
- Responsible for the Dade Homebuilding Division, which close an average of 1,300 homes per year and \$300 million in sales revenues.
- > Insure division compliance with corporate policies, including Fin 46 compliance for all land deals.
- > Perform actual vs. budget variance analysis on multiple residential projects in Dade County.
- > Participated in audits and reviews.

Name:	PATRICIA KIMBALL FLETCHER, ESQ. PATRICIA KIMBALL FLETCHER, P.A.	
Address:	DUANE MORRIS LLP	
Address.	200 South Biscayne Boulevard, Suite 3400 Miami, Florida 33131	
•		
		(Space Reserved for Clerk

DECLARATION OF RESTRICTIVE COVENANTS

WHEREAS, the undersigned Owner holds the fee simple title to the land described in the attached Exhibit A (the "Property"), located in Miami-Dade County, Florida (the "County"); and

WHEREAS, Owner desires to provide certain covenants to the County Board of County

Commissioners (the "Board") in support of a Petition (the "Petition") for creation of the North
Dade Community Development District (the "District") filed, and
approved pursuant to Ordinance No enacted by the Board on
, 2006 (the "Ordinance"), in accordance with the requirements of
Chapter 190, Florida Statutes, and Section 1.01(A)(21) of the County Home Rule Charter; and
WHEREAS, among those covenants are provisions for the timely, accurate, and
enforceable disclosure, to all prospective initial purchasers who have entered or will enter into
contracts for improved residential units within the Property (each a "Prospective Initial
Purchaser"), of the obligation to pay to the District: (1) the pro-rata share for each Dwelling
Unit (defined below) of the cost of the acquisition, construction, reconstruction, and equipping of
certain public infrastructure which benefit the Property either as a one time assessment at the

time of closing or as an annual assessment based on the debt service on bonds to be issued by the

District to finance such capital costs until such bonds are retired (collectively "Capital Assessments"), and (2) the costs associated with (i) operations of the District including administration ("Operations Assessments") and (ii) maintenance of public infrastructure by the District ("Infrastructure Maintenance Assessments"; Operations and Infrastructure Maintenance Assessments are hereinafter collectively referred to as "Administrative Assessments"); and

WHEREAS, other covenants made by Owner include provisions for the long-term maintenance of infrastructure serving the Property including, but not limited to, roadways, drainage, and landscaping; and

WHEREAS, such covenants of Owner are made in order to assure the Board that the representations made by Owner in support of the Petition will be abided by,

NOW, THEREFORE, Owner freely, voluntarily, and without duress, and on behalf of its heirs, successors, and assigns, makes the following Declaration of Restrictive Covenants covering and running with the Property (this "Declaration"):

1. COVENANTS.

Public Records Notice of Existence of District. This Declaration shall 1.1 serve as notice in the public records of the County that unless the District is terminated in accordance with the requirements of Chapter 190, Florida Statutes, and such termination is reflected in the public records of the County, the Property and all lands, parcels, lots, and units located within the District's boundaries are subject to the Capital Assessments and Administrative Assessments levied and imposed by the District, subject only to the exceptions or exemptions from such assessments expressly provided by Florida law.

1.2 CDD and Purchase Contract Notices.

Purchaser of an improved individual residential lot or unit within the Property (individually, a "Dwelling Unit") written notice of the estimated annual Capital Assessments and Administrative Assessments (the "CDD Notice") to be imposed on such individual Dwelling substantially in the form attached hereto as Exhibit B prior to, or contemporaneously with, the execution of a purchase and sale contract ("Purchase Contract") for such Dwelling Unit. For the purposes of this Declaration, the term "Owner" means each seller of Dwelling Units within the Property. Notwithstanding the foregoing, if a Prospective Initial Purchaser executed a Purchase Contract before the effective date (10 days after enactment) of the Ordinance (the "Effective Date of the Ordinance") but was not given an contemporaneous CDD Notice, Owner may still give the CDD Notice to such Prospective Initial Purchaser; provided, however, such CDD notice must be given together with the following written notice and must be sent to such Prospective Purchaser by certified mail, professional overnight delivery or hand delivery, with return receipt, not later than the first business day following the Effective Date of the Ordinance:

THE DWELLING UNIT YOU ARE PURCHASING IS SUBJECT TO A COMMUNITY DEVELOPMENT DISTRICT AND Α RELATED DECLARATION OF RESTRICTIVE COVENANTS WHICH REQUIRES THAT CERTAIN NOTICES BE GIVEN TO PURCHASERS BY OWNER. THIS NOTICE AND THE ATTACHED CDD NOTICE ARE BEING GIVEN TO YOU PURSUANT TO SUCH DECLARATION. PLEASE NOTE THAT THE DISTRICT PLANS TO ISSUE OR HAS ISSUED BONDS THAT WILL HAVE PRINCIPAL AND INTEREST PAYMENTS APPLICABLE TO THIS DWELLING UNIT OVER A PERIOD OF UP TO THIRTY (30) YEARS TO FUND CONSTRUCTION OF INFRASTRUCTURE SERVING THE PROPERTY IN THE ESTIMATED AGGREGATE AMOUNT OF \$28,566.00. THIS DWELLING UNIT SHALL BE ASSESSED AN ESTIMATED CAPITAL ASSESSMENT OF \$13,839.00 IF PAID IN FULL AT CLOSING OR AN ESTIMATED ANNUAL CAPITAL ASSESSMENT OF \$952.00 FOR ITS PROPORTIONATE SHARE OF DEBT SERVICE ON THE BONDS UNTIL SUCH BONDS ARE PAID IN FULL. WHETHER THE CAPITAL ASSESSMENT IS PAID ONE TIME AT CLOSING OR IN ANNUAL INSTALLMENTS IS AT THE OPTION OF THE PURCHASER TO BE EXERCISED AT THE TIME OF CLOSING. THE ATTACHED NOTICE FULLY DESCRIBES YOUR OBLIGATIONS. YOU MAY ELECT TO RESCIND THE PURCHASE CONTRACT FOR A PERIOD OF THIRTY (30) DAYS FOLLOWING RECEIPT OF THIS NOTICE. UPON SUCH ELECTION, OWNER SHALL RETURN ALL MONIES PAID BY YOU AS THE PROSPECTIVE INITIAL PURCHASER REGARDING THE PURCHASE OF THE REAL PROPERTY IDENTIFIED IN THE PURCHASE CONTRACT WITHIN TEN (10) CALENDAR DAYS AFTER RECEIVING YOUR WRITTEN NOTICE THAT YOU HAVE ELECTED TO RESCIND THE PURCHASE CONTRACT, AND ALL OTHER PROVISIONS OF THE DECLARATION OF RESTRICTIVE COVENANTS NOT INCONSISTENT WITH THE REMEDIES SET FORTH HEREIN SHALL GOVERN. NO OTHER REMEDIES ARE AVAILABLE TO PURCHASER WHETHER OR NOT YOU ELECT TO RESCIND EXCEPT IN THE EVENT OF AN OWNER DEFAULT WITH RESPECT TO THE CDD NOTICE AND THEN ONLY IN ACCORDANCE WITH THE DECLARATION.

Owner shall promptly refund any amounts due under the foregoing notice if a Prospective Initial Purchaser properly rescinds a Purchase Contract during the time provided. No other remedies provided in Section 1.4 shall be available to a Prospective Initial Purchaser who terminates a Purchase Contract pursuant to the foregoing notice.

1.2.2 Owner shall also provide substantially the following disclosure ("Purchase Contract Notice") on the first page of each Purchase Contract executed after the Effective Date of the Ordinance for a Dwelling Unit within the Property, immediately after disclosure of the purchase price for the Dwelling Unit:

THIS DWELLING UNIT IS WITHIN A COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"). THE DISTRICT PLANS TO ISSUE OR HAS ISSUED BONDS THAT WILL HAVE PRINCIPAL AND INTEREST PAYMENTS APPLICABLE TO THIS DWELLING UNIT OVER A PERIOD OF UP TO THIRTY (30) YEARS TO FUND CONSTRUCTION OF INFRASTRUCTURE SERVING THE PROPERTY IN THE ESTIMATED AGGREGATE AMOUNT OF \$28,566.00. THIS DWELLING UNIT SHALL BE ASSESSED AN ESTIMATED CAPITAL ASSESSMENT OF \$13.839.00 IF PAID IN FULL AT CLOSING OR AN ESTIMATED ANNUAL CAPITAL ASSESSMENT OF \$952.00 FOR ITS PROPORTIONATE SHARE OF DEBT SERVICE ON THE BONDS UNTIL SUCH BONDS ARE PAID IN FULL. WHETHER THE CAPITAL ASSESSMENT IS PAID ONE TIME AT CLOSING OR IN ANNUAL INSTALLMENTS IS AT THE OPTION OF THE PURCHASER TO BE EXERCISED AT THE TIME OF CLOSING. THESE AMOUNTS ARE DUE OVER THE TERM OF THE BONDS IN ADDITION THE PURCHASE PRICE. INITIAL PURCHASER UNDERSTANDS THAT IF THE ACTUAL ANNUAL CAPITAL ASSESSMENTS ON THE DWELLING UNIT ARE MORE THAN FIVE PERCENT (5%) HIGHER THAN THE ESTIMATED AMOUNT PROVIDED HEREIN, INITIAL PURCHASER SHALL HAVE THE RIGHT TO RESCIND THIS AGREEMENT AT ANY TIME PRIOR TO CLOSING. PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT THE ESTIMATED AMOUNT OF CAPITAL ASSESSMENTS DOES NOT

INCLUDE ADMINISTRATIVE ASSESSMENTS WHICH SHALL BE LEVIED BY THE DISTRICT FOR OPERATIONS AND INFRASTRUCTURE MAINTENANCE AND MAY VARY FROM YEAR TO YEAR AND FROM TIME TO TIME. IN THE EVENT OF ANY CONFLICT BETWEEN THE DISCLOSURES IN THIS PROVISION AND THE ATTACHED CDD NOTICE, THE CDD NOTICE SHALL CONTROL.

PΙ	JRCI	IAS	SER'	S	INITI	ALS:	

Owner shall cause each Prospective Initial Purchaser to initial the Purchaser Contract Notice where indicated.

1.3 Relief to Prospective Initial Purchaser for Owner Default.

- 1.3.1 Owner shall provide relief, in the manner provided by this Section
 1.3 to any Prospective Initial Purchaser who has not yet closed on a Dwelling Unit if any one of
 the following events shall occur (an "Owner Default"):
- 1.3.1.1. Owner fails to provide a timely CDD Notice or Purchase Contract Notice as required; and/or
- 1.3.1.2. Owner provides a timely CDD Notice; however, such CDD Notice underestimates the aggregate or monthly actual Administrative Assessments for the District's first three fiscal years by more than five percent (5%); and/or
- 1.3.1.3. Owner provides a timely CDD Notice and/or Purchase Contract; however, such CDD Notice and/or Purchase Contract Notice underestimates the actual Capital Assessment, if paid in full at closing, by more than five percent (5%) and/or monthly actual Annual Capital Assessments by more than five percent (5%).
- 1.3.2 In the event of any Owner Default that is not cured by a timely Late Notice (as hereinafter defined), a Prospective Initial Purchaser may, in writing (a "<u>Termination Notice</u>"), elect to rescind the Purchase Contract at any time prior to closing. Upon such election, Owner shall return all monies paid by the Prospective Initial Purchaser

regarding the purchase of the real property identified in the Purchase Contract within ten (10) calendar days after receiving written notice from the Prospective Initial Purchaser that such Prospective Initial Purchaser has elected to rescind the Purchase Contract. No other remedies provided in Section 1.4 shall be available to a Prospective Initial Purchaser who terminates a Purchase Contract pursuant to this provision.

1.3.3 Prior to the receipt of a Termination Notice from a Prospective Initial Purchaser affected by an Owner Default, Owner shall have an opportunity to cure any Owner Default by providing a written notice (a "Late Notice") to such affected Prospective Initial Purchaser (i) prior to closing and (ii) within the later of ninety (90) days from (x) the date of execution of the Purchase Contract or (y) the Effective Date of the Ordinance (the "Cure **Period**"). If the Owner Default set forth in Section 1.3.1.3 is due solely to a fluctuation of interest rates on the bonds once the pricing of the bonds is completed, Owner shall have the opportunity to cure such Owner Default by providing a written notice setting forth the new annual Capital Assessments to such affected Prospective Initial Purchaser (the "Extended Late Notice") no later than the earlier of (i) the closing date of the Dwelling Unit or (ii) ninety (90) days from the pricing of the bonds (the "Extended Cure Period"). An Owner Default cannot be cured as to an affected Prospective Initial Purchaser after the expiration of the applicable Cure Period or applicable Extended Cure Period. If Owner provides (i) a Late Notice to a Prospective Initial Purchaser during the applicable Cure Period or (ii) an Extended Late Notice during applicable Extended Cure Period, then such Prospective Initial Purchaser may still elect to rescind the Purchase Contract at anytime for a period of thirty (30) days following receipt of Late Notice or Extended Late Notice. Upon such election, Owner shall return all monies paid by the Prospective Initial Purchaser regarding the purchase of the real property identified in the

Purchase Contract within ten (10) calendar days after receiving written notice from the Prospective Initial Purchaser that such Prospective Initial Purchaser has elected to rescind the Purchase Contract. No other remedies provided in Section 1.4 shall be available to a Prospective Initial Purchaser who receives an accurate Late Notice or Extended Late Notice during the Cure Period or Extended Cure Period, as applicable, regardless of whether the Prospective Initial Purchaser elects to rescind the Purchase Contract.

1.3.4 Every Late Notice or Extended Late Notice sent by Owner to a Prospective Initial Purchaser must include the following in bold type in a font at least as large as the largest font in such Late Notice or Extended Late Notice (with correct type of notice indicated):

THE DWELLING UNIT YOU ARE PURCHASING IS SUBJECT TO A COMMUNITY DEVELOPMENT DISTRICT AND A RELATED DECLARATION OF RESTRICTIVE COVENANTS WHICH REQUIRES THAT CERTAIN NOTICES BE GIVEN TO PURCHASERS BY OWNER. THIS IS A *[LATE NOTICE* or *EXTENDED LATE NOTICE]* UNDER SUCH DECLARATION. IF OWNER PROVIDES YOU WITH THIS [LATE NOTICE or EXTENDED LATE NOTICE] DURING THE APPLICABLE CURE PERIOD, THEN YOU AS A PROSPECTIVE INITIAL PURCHASER MAY STILL ELECT TO RESCIND THE PURCHASE CONTRACT FOR A PERIOD OF THIRTY (30) DAYS FOLLOWING RECEIPT OF THIS /LATE NOTICE or EXTENDED LATE NOTICE]. UPON SUCH ELECTION, OWNER SHALL RETURN ALL MONIES PAID BY YOU AS THE PROSPECTIVE INITIAL PURCHASER REGARDING THE PURCHASE OF THE REAL PROPERTY IDENTIFIED IN THE PURCHASE CONTRACT WITHIN TEN (10) CALENDAR DAYS AFTER RECEIVING YOUR WRITTEN NOTICE YOU HAVE ELECTED TO RESCIND THE PURCHASE CONTRACT, AND ALL **OTHER PROVISIONS OF** RESTRICTIVE **COVENANTS** DECLARATION OF INCONSISTENT WITH THE REMEDIES SET FORTH HEREIN SHALL GOVERN. NO OTHER REMEDIES PROVIDED IN SECTION 1.4 OF THE DECLARATION SHALL BE AVAILABLE TO YOU AS A PROSPECTIVE INITIAL PURCHASER IF YOU RECEIVE THIS /LATE NOTICE or EXTENDED LATE NOTICE! DURING THE APPLICABLE CURE PERIOD, REGARDLESS OF WHETHER YOU AS A PROSPECTIVE INITIAL PURCHASER ELECT TO RESCIND THE PURCHASE CONTRACT.

1.3.5 If the Owner Default involves the failure to provide a Purchase Contract Notice or Owner provided a Purchase Contract Notice in substantially the correct form and location; however, such Purchase Contract Notice underestimated the actual Capital Assessment, if paid in full at closing, by more than five percent (5%) and/or the annual Capital Assessments by more than five percent (5%), then the Late Notice or Extended Late Notice shall also contain the following:

YOUR PURCHASE CONTRACT PROVIDES THAT THE PURCHASE PRICE FOR YOUR DWELLING UNIT IS AS FOLLOWS: PURCHASE PRICE INFORMATION]. THIS DWELLING UNIT IS OR WILL BE WITHIN A COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"). THE DISTRICT PLANS TO ISSUE OR HAS ISSUED BONDS THAT WILL HAVE PRINCIPAL AND INTEREST PAYMENTS APPLICABLE TO THIS DWELLING UNIT OVER A PERIOD OF UP TO THIRTY (30) YEARS TO FUND CONSTRUCTION OF INFRASTRUCTURE SERVING THE PROPERTY IN THE ESTIMATED AGGREGATE AMOUNT OF \$28,566.00. THIS DWELLING UNIT SHALL BE ASSESSED AN ESTIMATED CAPITAL ASSESSMENT OF \$13,839.00 IF PAID IN FULL AT CLOSING OR AN ESTIMATED ANNUAL CAPITAL ASSESSMENT OF \$952.00 FOR ITS PROPORTIONATE SHARE OF DEBT SERVICE ON THE BONDS UNTIL SUCH BONDS ARE PAID IN FULL. WHETHER THE CAPITAL ASSESSMENT IS PAID IN FULL AT CLOSING OR IN ANNUAL INSTALLMENTS IS AT THE OPTION OF THE PURCHASER TO BE EXERCISED AT THE TIME OF CLOSING. THESE AMOUNTS ARE DUE OVER THE TERM OF THE BONDS IN ADDITION TO THE PURCHASE PRICE. PURCHASER ALSO UNDERSTANDS THAT IF THE ACTUAL ANNUAL CAPITAL ASSESSMENTS ON THE DWELLING UNIT ARE MORE THAN FIVE PERCENT (5%) HIGHER THAN THE ESTIMATED AMOUNT PROVIDED HEREIN, PURCHASER SHALL HAVE THE RIGHT TO RESCIND THIS AGREEMENT AT ANY TIME PRIOR TO CLOSING. PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT THE ESTIMATED AMOUNT OF CAPITAL ASSESSMENTS DOES NOT INCLUDE ADMINISTRATIVE ASSESSMENTS WHICH SHALL BE LEVIED BY THE DISTRICT FOR OPERATIONS AND INFRASTRUCTURE MAINTENANCE AND MAY VARY FROM YEAR TO YEAR AND FROM TIME TO TIME. IN THE EVENT OF ANY CONFLICT BETWEEN THE DISCLOSURES IN THIS PROVISION AND THE ATTACHED CDD NOTICE, THE CDD NOTICE SHALL CONTROL.

1.3.6 If the Owner Default involves the failure to provide a CDD Notice or Owner provided a timely CDD Notice; however, such CDD Notice underestimated (i) the actual aggregate Administrative Assessments for each of the District's first three fiscal years by more than five percent (5%) and/or (ii) the actual Capital Assessment, if paid in full at closing,

by more than five percent (5%) and/or the actual annual Capital Assessment by more than five percent (5%), then the Late Notice or Extended Late Notice must also include a CDD Notice, if the Owner Default involves a failure to provide a CDD Notice or an accurate revised CDD Notice, if the Owner Default involves a timely but inaccurate CDD Notice.

- 1.4 Relief to a Prospective Initial Purchaser Who Actually Closes on a Dwelling Unit After an Uncorrected Owner Default.
- 1.4.1 In the event Owner fails to give a Prospective Initial Purchaser a timely CDD Notice, and such failure is not corrected by a timely and accurate Late Notice, then a Prospective Initial Purchaser that closes on the Dwelling Unit ("Actual Initial Purchaser") may demand, in writing, that Owner pay such Actual Initial Purchaser (i) the amount necessary to prepay all Capital Assessments principal, and interest on such Capital Assessments principal due through the next applicable bond payment date respecting the Dwelling Unit plus (ii) an amount equal to the sum of the share of the actual Administrative Assessments levied by the District on such Dwelling Unit for the District's first three (3) fiscal years immediately following the closing respecting the Dwelling Unit.
- 1.4.2 In the event that Owner gave to an Actual Initial Purchaser (i) both a timely CDD Notice and Purchase Contract Notice and either underestimated the actual Capital Assessment, if paid in full at closing, by more than five percent (5%) and/or the actual annual Capital Assessments (as set forth in Table 1 of the CDD Notice) by more than five percent (5%) and such underestimate was not corrected by a timely and accurate Late Notice or Extended Late Notice or (ii) a timely CDD Notice and no Purchase Contract Notice, if applicable, and the CDD Notice underestimated the actual Capital Assessment, if paid in full at closing by more than five percent (5%) and/or the actual annual Capital Assessments by more than five percent (5%) and

such underestimate was not corrected by a timely and accurate Late Notice or Extended Late Notice, then such Actual Initial Purchaser may demand, in writing, that Owner (a) pay such actual Initial Purchaser, in the event he or she elects to pay the Capital Assessment in full at closing, an amount equal to the difference between the actual Capital Assessment due at closing and the estimated Capital Assessment due at closing disclosed in the CDD Notice to the Actual Initial Purchaser or pay such Actual Initial Purchaser, in the event he or she elects to pay an annual Capital Assessment, an amount equal to the difference between the actual aggregate amount of annual Capital Assessments, calculated over the term of the bonds, levied and imposed by the District on such Dwelling Unit and the aggregate amount of estimated annual Capital Assessments, calculated over the term of the bonds, actually disclosed in the CDD Notice to the Actual Initial Purchaser or, (b) if less, the amount necessary to prepay all Capital Assessments principal and interest on such Capital Assessments principal through the next applicable bond payment date with respect to the Dwelling Unit.

1.4.3 In the event that Owner gave an Actual Initial Purchaser a timely CDD Notice and such CDD Notice underestimated the actual annual Administrative Assessments by more than five percent (5%) and such underestimate was not corrected by a timely and accurate Late Notice, then such Actual Initial Purchaser may demand, in writing, that Owner pay such Actual Initial Purchaser an amount equal to the difference between the actual amount of the Administrative Assessments levied and imposed by the District on such Dwelling Unit and the amount of estimated Administrative Assessments disclosed to the Actual Initial Purchaser in the CDD Notice calculated for the District's first three (3) fiscal years immediately following the closing based on the initial actual annual Administrative Assessments.

1.4.4 Upon such demand by an Actual Initial Purchaser under this Section 1.4, Owner shall deliver the applicable amount to the Actual Initial Purchaser within ten (10) calendar days after: (1) receipt of written demand, or (2) after the date Capital Assessments and Administrative Assessments first become payable, whichever is later, unless Owner and Actual Initial Purchaser agree to another manner or time of payment. An Actual Initial Purchaser shall provide to Owner written notice of election of remedy in this Section on or before one (1) year after the earlier of (1) the date that Capital Assessments and Administrative Assessments first appear on the Actual Initial Purchaser's Combined Real Property tax bill for the affected Dwelling Unit or (2) if such assessments are directly billed by the District and do not appear on the Actual Initial Purchaser's Combined Real Property tax bill, then the date that such Capital Assessment and Administrative Assessments first appear on any bill sent to the Actual Initial Purchaser by the District for the affected Dwelling Unit. After the expiration of that year, Owner shall not be obligated to provide any relief to such Actual Initial Purchaser under this Declaration.

- 1.4.5 Nothing in this Section 1.4 shall be construed to relieve any Actual Initial Purchaser of the individual Dwelling Unit of liability for all lawful taxes and assessments including, but not limited to, any tax liability resulting from Owner's payments to such Actual Initial Purchaser under Section 1.4.
- 1.5 Additional Disclosure through District Sign. Owner shall display at every entrance to a sales office or area, in a conspicuous location readily available for viewing by Prospective Initial Purchasers of Dwelling Units, a sign with information about the District. The remedy provisions discussed in Section 1.4 shall not apply to this Section. Such sign(s) shall be

no smaller than twenty-four inches by thirty-six inches (24" x 36"), and shall contain the following language in substantially similar form in large, boldface type:

NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

PURSUANT TO CHAPTER 190, FLORIDA STATUTES, THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY THROUGH A SPECIAL TAXING DISTRICT. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD IN ADDITION TO COUNTY AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW. THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT EXPECTS TO ISSUE BONDS TO FINANCE A PORTION OF THE CONSTRUCTION OF REOUIRED PUBLIC INFRASTRUCTURE IN MILAN BY LENNAR. A PURCHASER OF PROPERTY IN MILAN BY LENNAR WILL BE OBLIGATED TO PAY ANNUAL ASSESSMENTS TO AMORTIZE THE DEBT AND FOR DISTRICT ADMINISTRATION, WHICH AMOUNTS ARE SEPARATE FROM THE PURCHASE PRICE OF THE PROPERTY AND OTHER ASSESSMENTS ON THE PROPERTY, AND WHICH MAY VARY FROM YEAR TO YEAR AND FROM TIME TO TIME. THE TOTAL ANNUAL ASSESSMENTS VARY IN RELATION TO THE INFRASTRUCTURE BENEFIT ALLOCATED TO THE PROPERTY ASSESSED, AND ARE EXPECTED TO APPEAR ON A PURCHASER'S PROPERTY TAX BILL EACH YEAR, BUT MAY BE BILLED DIRECTLY BY THE [INSERT NAME OF DISTRICT]. A PURCHASER SHALL HAVE THE OPTION TO PAY IN FULL AT ANY TIME THE PRO RATA SHARE, AS ALLOCATED TO THE PURCHASER'S PROPERTY, OF THE TOTAL AMOUNT OF DISTRICT CAPITAL ASSESSMENTS DUE. FOR FURTHER INFORMATION ON THE MILAN BY LENNAR AND A PURCHASER'S BENEFITS AND OBLIGATIONS RELATING THERETO, CONTACT: RICH HANS, GOVERNMENTAL MANAGEMENT SERVICES - SOUTH FLORIDA, LLC, 4802 WEST COMMERCIAL BOULEVARD, FORT LAUDERDALE, FLORIDA 33319, (954) 733-9953.

allow or provide for the District to allow County representatives to review all pertinent records in order to assess the overall performance of Owner in providing timely and accurate disclosure of estimated Capital Assessments and Administrative Assessments on Dwelling Units within the District. Prompt access shall be provided without prior notice of inspection by the County representatives, but only during normal business hours and without disruption of sales operations. The purpose of such inspection is only to determine Owner's overall compliance

with the aforementioned notice requirements and such inspection shall not authorize the County to seek any relief provided under Section 1.4, either on behalf of itself or on behalf of any Prospective Initial Purchaser or Actual Initial Purchaser.

- 1.7 <u>Sole Provider of Water, Wastewater, and Reuse Service.</u> Owner acknowledges and agrees that the Miami-Dade County Water and Sewer Department ("<u>WASD</u>"), or its successor agency or department, shall be the exclusive provider of water, wastewater, and reuse service to all lands within the Property. Service shall be provided by WASD in accordance with its general policies and procedures for providing service throughout the County.
- Infrastructure. The costs of maintaining the infrastructure constructed with funding provided through the District shall be the responsibility of the District and its successors and assigns. In order to assure that such maintenance is performed, however, on or before the recording of a final plat on any portion of the Property, Owner shall apply to the Board for the creation of a multi-purpose special taxing district to maintain the infrastructure serving the Property including, but not limited to, roadways, drainage, walls, and landscaping, as applicable. Upon approval of the multi-purpose special taxing district by the Board, such taxing district may remain dormant until, in the sole and exclusive opinion of the Board, both the District and any homeowners' or similar association shall have failed to maintain the infrastructure serving the Property, as such failure is defined in any easement and/or covenant recorded in the public records and governing the infrastructure or similar agreement provided by Owner, or in the absence of such easement, covenant or agreement, as determined by the Board. Upon such determination, the Board shall authorize the activation of the multi-purpose special taxing district and cause the infrastructure to

be maintained at the expense of such taxing district. By this provision, Owner hereby authorizes the Board and its officials, employees, and agents to enter upon the Property if the special taxing district is activated for the purpose of maintaining the infrastructure serving the Property. Owner further agrees to apply, at the time of plat, replat, or waiver of plat, as applicable, to provide for an easement for the benefit of the County and providing that at any and all times during which the infrastructure or any portion thereof is maintained by the County, the public shall have a right of perpetual access and use in those portions of the Property on which the infrastructure is located including, but not limited to, the roadways serving the Property.

2. BENEFITS AND ENFORCEMENT.

- 2.1 The covenants set forth in Sections 1.2, 1.3 and 1.4 shall run and be in favor of and to the benefit of Prospective Initial Purchasers and Actual Initial Purchasers of individual Dwelling Units within the Property, and their heirs, successors, and assigns, and shall be enforceable exclusively by such persons. After an individual Dwelling Unit has been once conveyed to an Actual Initial Purchaser, no further notice shall be required to be provided by Owner to any purchaser of a Dwelling Unit if the same has been improved with a residence. If a Dwelling Unit is conveyed as unimproved land, then such Dwelling Unit shall not be deemed to have been conveyed to a Prospective Initial Purchaser or Actual Initial Purchaser, and all of the covenants set forth in Sections 1.2, 1.3 and 1.4 shall apply to the Dwelling Unit and any Owner offering such Dwelling Unit for sale to Prospective Initial Purchasers.
- 2.2 The covenants set forth in Sections 1.6, 1.7 and 1.8 shall run and be in favor of and to the benefit of the County or any successor municipal government, and shall be enforceable exclusively by such governmental entity.
- 2.3 Enforcement shall be by action against any party or person violating, or attempting to violate, any covenants herein. The prevailing party in any action or suit pertaining

14

to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for attorney and paraprofessional fees and costs and expenses and trial and upon appeal. This enforcement provision shall be in addition to any other remedies available at law or in equity, or both.

3. COVENANT RUNNING WITH THE LAND.

This Declaration on the part of Owner shall constitute a covenant running with the land and shall be recorded, at the expense of Owner in the public records of the County, following the acceptance by the Board of an ordinance approving the creation of the District, and shall remain in full force and effect and be binding upon the undersigned Owner, and its successors and assigns, until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and litigation upon, all present and future owners of the Property and for the public welfare. Owner, on behalf of itself and its heirs, successors, and assigns, acknowledges that acceptance of this Declaration does not in any way obligate the County to undertake the construction or maintenance of any infrastructure or any other duty or obligation of the District.

4. TERM.

This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by the County.

5. MODIFICATION, AMENDMENT, OR RELEASE.

50

This Declaration may be modified, amended, or released as to the land herein described, or any portion thereof, by a written instrument executed by the then owner(s) of all of the Property, or of such portion as will be affected by the modification, amendment, or release, including joinders of any and all mortgagees, provided that the same is also approved by the Board, after public hearing.

Should this Declaration be modified, amended, or released, the County Manager or successor official of the County, or the assistant in charge of the office in the County Manager's absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment, or release.

6. ELECTION OF REMEDIES.

All rights, remedies, and privileges granted herein shall be deemed to be cumulative, and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall such exercise preclude the party exercising the same from exercising such other additional rights, remedies, or privileges.

7. SEVERABILITY.

Invalidation of any one of the covenants herein by judgment of Court shall not affect any of the other provisions of this Declaration which shall remain in full force and effect. However, if any material portion of the covenants herein is invalidated and such provision is not timely amended or replaced, or cannot be timely amended or replaced in an enforceable way with materially the same effect as the invalidated provision, the County shall be entitled to revoke any approval predicated upon the invalidated portion. It shall be Owner's obligation to apply for and diligently pursue any such application for amendment or replacement.

8. ACCEPTANCE OF DECLARATION.

8. ACCEPTANCE OF DECLARATION.

Owner acknowledges that acceptance of this Declaration does not obligate the County in any manner with respect to the District, or with respect to any land use application on the Property, nor does it entitle Owner to a favorable recommendation or the approval of any application, zoning or otherwise, and the Board and/or any Community Zoning Appeals Board and other County boards, officials, and employees retain full authority to approve or deny such application.

IN WITNESS WHEREOF, the undersigned has set its hand and seal to this Declaration of Restrictive Covenants this day of August, 2006

OWNER:

DOWN UNDER DORAL, LLC, a Florida limited liability company

By: Michael Latterner, as Manager/Member

Signature: Name: Michael Latterner

Title: Manager

Owner's Address: 13 S.W. 7th Street Miami, Florida 33130

STATE OF FLORIDA COUNTY OF MIAMI-DADE

the manager of the mount was acknowledged before me by McVaol Latterner, the manager of the mount for the manager of the mount for the mount f



Notary Public, State of Florida at Large Print Name: C. Varach

My commission expires: 5118 07

JOINDER

LENNAR HOMES, INC., a Florida corporation does hereby join in the Declaration of Restrictions, to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title.

	LENNAR HOMES, INC.,
	a Florida corporation
	By: Greg McPherson, as a Vice President Signature: Name: Title:
	Owner's Address:
	700 N.W. 107 Avenue
	Miami Florida 33172
STATE OF FLORIDA COUNTY OF MIAMI-DADE	
The foregoing instrument was acknowledged	before me by Area Uchrisco, the VP
of Lennar Homes, this 11 to me or who produced	day of 1200 who is personally known as identification.
C. TORRES MY COMMISSION # DD 482650 EXPIRES: October 17, 2009 Bonded Thru Notary Public Underwriters	Notary Public, State of Florida at Large Print Name: Consociation (Consociation) 'My commission expires: Colober 17, 2009

Exhibit A

LEGAL DESCRIPTION

ALL OF BEACON AT DORAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, AT PAGE 63 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Exhibit B

CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Annual District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments

may be higher in subsequent years based on actual budgets adopted by the District).

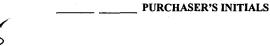
Type of Dwelling Unit (and Phase, if Applicable)	Estimated Monthly District Operations Assessments	Estimated <u>Monthly</u> District <u>Infrastructure Maintenance</u> <u>Assessments</u>	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$47.00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566.00

PURCHASERS INITIALS

1. The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").



2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.
PURCHASER'S INITIALS
3. <u>District Finance and Assessments</u> . The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.
PURCHASER'S INITIALS
3.1 <u>District Capital Assessments</u> . The District expects to issue bonds (the " <u>Bonds</u> "), the principal of and interest on which will be payable from non ad valorem special assessments (" <u>District Capital Assessments</u> ") levied by the District on the property within the Development, which property is found to be specially benefited by the Public Infrastructure. Each Dwelling Unit is subject to a District Capital Assessment to repay the bonds.
PURCHASER'S INITIALS
3.2 Amount. The estimated amount of annual District Capital Assessments including principal and interest levied on each Dwelling Unit is expected to be approximately \$952.00 (approximately \$79.00 per month), which sum shall be payable annually for the term of the Bonds (the principal repayment period may not exceed thirty (30) years). The aggregate amount of District Capital Assessments including principal and interest expected to be levied and imposed on each Dwelling Unit over the term of the Bonds (thirty (30) years) is approximately \$28,566.00.
PURCHASER'S INITIALS
3.3 <u>Prepay Option</u> . Each owner of a Dwelling Unit has the option of prepaying the aggregate amount of District Capital Assessments levied on the owner's Dwelling Unit. The prepayment amount at any time will be equal to the remaining outstanding pro rata share of principal and interest due through the next applicable payment date due on the bonds for each Dwelling Unit. Such prepayment amount will decline each year as the District Capital Assessments are paid.
PURCHASER'S INITIALS

District Administrative Assessments. In addition to District Capital 3.4 Assessments, the District will impose an annual non ad valorem assessment to fund District operations and maintenance of its Public Infrastructure (collectively, "District Administrative Assessments"). Each Dwelling Unit shall be subject to District Administrative Assessments. The budget from which District Administrative Assessments are derived is subject to change each year, and may vary from year to year and from time to time. During each of the first three (3) fiscal years of the District, it is anticipated that District Administrative Assessments for the Dwelling Unit will be approximately \$568.00 per year per Dwelling Unit, after which time such assessments may vary from year to year and from time to time. **PURCHASER'S INITIALS** 3.5 District Assessments. District Administrative Assessments together with District Capital Assessments shall comprise the "District Assessments." While the District Assessments are not taxes under Florida law, the District Assessments will constitute a lien coequal with the lien of State, County, Municipal, and School Board taxes, and are expected to appear on the ad valorem tax bill sent each year by the Miami-Dade County Tax Collector. The Homestead Exemption is not applicable to the District Assessments. Because a tax bill cannot be paid in part, failure to pay the District Assessments or any other portion of the tax bill will result in the sale of tax certificates and could ultimately result in the loss of title to the Dwelling Unit of the delinquent taxpayer through the issuance of a tax deed. If billed directly by the District. nonpayment could result in foreclosure on and loss of title to the Dwelling Unit. **PURCHASER'S INITIALS PURCHASER: PURCHASER:** Print Name: Print Name: Date: Date:



THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131 CFN 2006R0732828

OR Bk 24698 Pas 2219 - 2221; (3pas)
RECORDED 07/07/2006 15:01:30

HARVEY RUVIN, CLERK OF COURT
MIANI-DADE COUNTY, FLORIDA

1/1

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 28th day of June, 2006.

WITNESSES:	
Print Name: Scarlett A Oliva	Xicotencal J. Garoifázo
navialla Oraws	
Print Name: Mariana Oramas	
STATE OF FLORIDA	s s SS.:
COUNTY OF MIAMI-DADE	55
The foregoing instrument was acknowle Garcilazo, a married man, OWNER, who is pe	edged before me this 28th day of June, 2006 by Xicotencal J. ersonally known to me or who produced as identification on behalf of the company.
My commission expires:	NOTARY PUBLIC, State of Florida Florida Drivers License
SCARLETT OLIVA MY COMMISSION # DD 185225 EXPIRES: June 13, 2007 Eurodau Tru Maary Public Underwriters	Print Name Scarieft A. Oliva
	1/

EXHIBIT A

LEGAL DESCRIPTION

Lot 1, Block 1, BEACON AT DORAL, according to the plat thereof, as recorded in Plat Book 164, Page 63, of the Public Records of Miami-Dade County, Florida.



EXHIBIT B

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	
	MAN.
JOINDER IN THE NORTH DADE	COMMUNITY DEVELOPMENT DISTINCT
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	
Ladies and Gentlemen:	
The undersigned, being owner (the "Owner City of Doral, Miami-Dade County, Florida, to-wit:	") of the following described property (the "Property"), in the
SEE EXHIBIT A ATTACHED	HERETO AND MADE A PART HEREOF
of the North Dade Community Development Distrion, which include, the aborunning with the land. The Owner agrees for itself appointed as Owner's attorney in fact to execute call documents required in connection with the CDI and is irrevocable. Each person acquiring title to the within the boundaries of the CDD and subject to a agrees that in the event of a re-sale, a Joinder ide successor in title and recorded in the public record Joinder is not executed and recorded, any subsequence of the CDD and subject to a successor in title and recorded in the public record Joinder is not executed and recorded, any subsequence of the CDD and subject to a successor in title and recorded in the public record Joinder is not executed and recorded, any subsequence of the CDD and subject to a successor in title to Owner sign successor shall be bound to sign such document. Owner agrees for itself and its successors and as advance, any person or entity failing to comply with damages and not as a penalty. Additionally, Lenn paraprofessional fees and costs at trial and upon a person bound hereby. IN WITNESS WHEREOF, the undersigned in the properties of the community of the properties of the community of the	da corporation ("Lennar") and others in the pending creation (to (the "CDD") as described in that certain petition submitted we referred to parcel of land. This Joinder is a covenant of and its successors and assigns that Lennar is hereby on behalf of Owner and its successors and assigns any and D. This grant of power of attorney is coupled with an interest the Property is put on notice that the Property will be included ssessments respecting the CDD. Furthermore, Owner intical to this Joinder will be required to be executed by the distortion of Miami-Dade County, Florida. In the event that such quent conveyance of Property shall be deemed not to be a reason Miami-Dade County and/or the City of Doral requires any document in connection with the CDD, Owner or its. Any failure to do so will result in damages to Lennar and signs that because such damages cannot be determined in the this Joinder shall pay Lennar \$100,000 as liquidated har shall be entitled to be reimbursed all attorney and appeal in the event it must enforce this Joinder against any has executed this Joinder on this day of
WITNESSES:	
Print Name:	
Print Name:	
STATE OF FLORIDA	
) ss.: COUNTY OF MIAMI-DADE	
, OWNER	before me this day of, 2 by , who is personally known to me or who produced s identification.
My commission expires:	NOTARY PUBLIC, State of Florida
	Print Name

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MILAN BY LENNAR

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Annual District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated <u>Annual</u> Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$ 952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Monthly District Operations Assessments (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$47.00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated Total Capital Assessments including Principal and Interest If Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	// \$28,566.00
		PURCHASERS INITIALS

1. The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

PURCHASER'S INITIALS

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

PURCHASER'S INITIALS

3. <u>District Finance and Assessments</u>. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

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PURCHASER/S INITIALS

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2

Purchaser's Initials

the principal of and interest on which will be payable fro			
Capital Assessments") levied by the District on the pro-			
found to be specially benefited by the Public Infrastruc	ture. Each Dwelling Unit is subject to a District		
Capital Assessment to repay the bonds.	/ (1)		
	PURCHASER'S INITIALS		
3.2 Amount. The estimated amoun principal and interest levied on each Dwelling Use (approximately \$79.00 per month), which sum shall be principal repayment period may not exceed thirty (30) Assessments including principal and interest expected over the term of the thirty (30) year Bonds is approximately	payable annually for the term of the Bonds (the years). The aggregate amount of District Capital to be levied and imposed on each Dwelling Unit		
aggregate amount of District Capital Assessments levie amount at any time will be equal to the remaining outst through the next applicable payment date due on the amount will decline each year as the District Capital As	anding pro rata share of principal and interest due bonds for each Dwelling Unit. Such prepayment		
- ·	purchaser's initials		
3.4 <u>District Administrative Assessments</u> . In addition to District Capital Assessments, the District will impose an annual non ad valorem assessment to fund District operations and maintenance of its Public Infrastructure (collectively, " <u>District Administrative Assessments</u> "). Each Dwelling Unit shall be subject to District Administrative Assessments. The budget from which District Administrative Assessments are derived is subject to change each year, and may vary from year to year and from time to time. During each of the first three (3) fiscal years of the District, it is anticipated that District Administrative Assessments for the Dwelling Unit will be approximately \$568.00 (approximately \$47.00 per month), per year per Dwelling Unit, after which time such assessments may			
vary from year to year and from time to time.	/ \		
	PURCHASER'S INITIALS		
3.5 <u>District Assessments</u> . District Capital Assessments shall comprise the " <u>District Assestances</u> under Florida law, the District Assessments will County, Municipal, and School Board taxes, and are e each year by the Miami-Dade County Tax Collector. To District Assessments. Because a tax bill cannot be paid any other portion of the tax bill will result in the sale o loss of title to the Dwelling Unit of the delinquent taxp directly by the District, nonpayment could result in fore	I constitute a lien coequal with the lien of State, xpected to appear on the ad valorem tax bill sent. The Homestead Exemption is not applicable to the in part, failure to pay the District Assessments or f tax certificates and could ultimately result in the ayer through the issuance of a tax deed. If billed		
PURCHASER:	PUDCHA CED.		
TORCHADER	PURCHASER:		
\mathcal{X}			
Print Name: \(\frac{1}{30\05}\) Date: \(\frac{1}{30\05}\)	Print Name:		
Date: 11/30/05	Date:		
/			

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THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131 CFN 2006R0749546 OR Bk 24712 Pas 1026 - 1028; (3pas) RECORDED 07/12/2006 16:17:43 HARVEY RUVIN, CLERK OF COUNT MIAMI-DADE COUNTY, FLORIDA

2/1

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 30th day of June, 2006.

The foregoing instrument was acknowledged before me this 30th day of June, 2006 by Raul R. Gonzalez and Gilda I. Gonzalez, husband and wife, OWNER, who is personally known to me or who produced

A driver Itc as identification on behalf of the company.

My commission expires:

COUNTY OF MIAMI-DADE

WITNESSES:

NOTARY PUBLIC, State of Florida



EXHIBIT A

LEGAL DESCRIPTION

Lot 2, Block 1, BEACON AT DORAL, according to the plat thereof, as recorded in Plat Book 164, page 63, of the Public Records of Miami-Dade County, Florida.

EXHIBIT B

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	
	ADE COMMUNITY DEVELOPMENT DISTRICT
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	
Ladies and Gentlemen:	
The undersigned, being owner (the Concept of Doral, Miami-Dade County Florida	the following described property (the "Property"), in the
SEE EXHIBITATACH	ED HERETO AND MADE A PART HEREOF
of the North Dade Community Development Dion , which include, the a running with the land. The Owner agrees for it appointed as Owner's attorney in fact to execu all documents required in connection with the Cand is irrevocable. Each person acquiring title within the boundaries of the CDD and subject t agrees that in the event of a re-sale, a Joinder successor in title and recorded in the public records.	orida corporation ("Lennar") and others in the pending creation istrict (the "CDD") as described in that certain petition submitted above referred to parcel of land. This Joinder is a covenant self and its successors and assigns that Lennar is hereby te on behalf of Owner and its successors and assigns any and CDD. This grant of power of attorney is coupled with an interest to the Property is put on notice that the Property will be included to assessments respecting the CDD. Furthermore, Owner identical to this Joinder will be required to be executed by the cords of Miami-Dade County, Florida. In the event that such sequent conveyance of Property shall be deemed not to be
that Owner or any successor in title to Owner s successor shall be bound to sign such docume Owner agrees for itself and its successors and advance, any person or entity failing to comply damages and not as a penalty. Additionally, L	any reason Miami-Dade County and/or the City of Doral requires sign any document in connection with the CDD, Owner or its ent. Any failure to do so will result in damages to Lennar and assigns that because such damages cannot be determined in with this Joinder shall pay Lennar \$100,000 as liquidated ennar shall be entitled to be reimbursed all attorney and on appeal in the event it must enforce this Joinder against any
IN WITNESS WHEREOF, the undersigne	ed has executed this Joinder on this day of
WITNESSES:	OWNER
Print Name:	
Print Name:	
STATE OF FLORIDA	
) ss.: COUNTY OF MIAMI-DADE	
, OWN	ged before me this day of, 2 by IER, who is personally known to me or who produced _ as identification.
/ly commission expires:	
ry commission expires.	NOTARY PUBLIC, State of Florida
	Print Name

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MILAN BY LENNAR

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintaines Assessments that was a part of a part of the property of the pro

Intrastructure Maintenance Assessm	ents may be nighter in subset	ment years based on actual budge	ets auopted by the District).
Type of Dwelling Unit (and Phase if Applicable)	Estimated Annual District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated <u>Annual</u> Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Angual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952,00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Monthly</u> District <u>Operations</u> <u>Assessments</u> (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Anauat District Capital Assessments divided by 12)
Townhomes	\$ 47.00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rate share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566,00

PURCHASERS INITIALS

1. The District. All of the residential dwelling units ("<u>Dwelling Units</u>") in Milan by Lennar (the "<u>Development</u>") are also located within the boundaries of the North Dade Community Development District (the "<u>District</u>"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("<u>County</u>"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "<u>Public Infrastructure</u>").

R6 ____ purchaser's initials

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

R6 ____ PURCHASER'S INITIALS

3. <u>District Finance and Assessments</u>. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

RG____ purchaser's initials

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2

Purchaser's Initials 26

3.1 <u>District Capital Assessments.</u> the principal of and interest on which will be payable fi <u>Capital Assessments</u> ") levied by the District on the pi found to be specially benefited by the Public Infrastru Capital Assessment to repay the bonds.	roperty within the Development, which property is acture. Each Dwelling Unit is subject to a District
	RG PURCHASER'S INITIALS
3.2 Amount. The estimated amount principal and interest levied on each Dwelling I (approximately \$79.00 per month), which sum shall be principal repayment period may not exceed thirty (30) Assessments including principal and interest expected over the term of the thirty (30) year Bonds is approximately approximately (30).	te payable annually for the term of the Bonds (the years). The aggregate amount of District Capital to be levied and imposed on each Dwelling Unit ately \$28,566.00.
	RG purchaser's initials
3.3 <u>Prepay Option</u> . Each owner of aggregate amount of District Capital Assessments levi amount at any time will be equal to the remaining outs through the next applicable payment date due on the amount will decline each year as the District Capital A	standing pro rata share of principal and interest due bonds for each Dwelling Unit. Such prepayment
	2 Oxfordulation of the states
Assessments, the District will impose an annual non and maintenance of its Public Infrastructure (collec Each Dwelling Unit shall be subject to District Adm District Administrative Assessments are derived is subto year and from time to time. During each of the anticipated that District Administrative Assessments for (approximately \$47.00 per month), per year per Dwel yary from year to year and from time to time.	ad valorem assessment to fund District operations stively, "District Administrative Assessments"). sinistrative Assessments. The budget from which expect to change each year, and may vary from year in first three (3) fiscal years of the District, it is not the Dwelling Unit will be approximately \$568.00 ling Unit, after which time such assessments may
	<u>RG</u> purchaser's initials
3.5 <u>District Assessments</u> . District Capital Assessments shall comprise the " <u>District Assestances</u> taxes under Florida law, the District Assessments will County, Municipal, and School Board taxes, and are ceach year by the Miami-Dade County Tax Collector. District Assessments. Because a tax bill cannot be paid any other portion of the tax bill will result in the sale of loss of title to the Dwelling Unit of the delinquent taxif directly by the District, nonpayment could result in fore	Il constitute a lien coequal with the lien of State, expected to appear on the ad valorem tax bill sent. The Homestead Exemption is not applicable to the d in part, failure to pay the District Assessments or of tax certificates and could ultimately result in the payer through the issuance of a tax deed. If billed
PURCHASER:	PURCHASER:
Taul Queraly	
Print Name: Kaul K. Conzalor	Print Name: 6.1da I. Gazalez
Date: 5-21-06	Date:



THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131 CFN 2006R0750973 OR Bk 24713 Pss 2190 - 2192; (3pss) RECORDED 07/13/2006 08:58:20 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

3/1

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 30th day of June, 2006.

Print Name: CLAUSTA DENA	Sayonara B Alencar
STATE OF FLORIDA)) ss.:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 30th day of June, 2006 by Sayonara B

Alencar, an unmarried woman, OWNERNIM personally known to me or who produced

My commission expires:

NOTARY PUBLIC, State of Florida

Print Name

EXHIBIT A

LEGAL DESCRIPTION

Lot 3, Block 1, BEACON AT DORAL, according to the plat thereof, as recorded in Plat Book 164, Page 63, of the Public Records of Miami-Dade County, Florida.

EXHIBIT B

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	
JOINDER IN THE NORTH	DADE COMMUNITY DEVELOPMENT DISTRICT
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	A STATE OF THE STA
Ladies and Gentlemen:	
The undersigned, being owner (the "O City of Doral, Miami-Dade County, Horida to	wner") of the tollowing described property (the "Property"), in the
SEE EXHIBIT A TAC	HED HERETO AND MADE A PART HEREOF
on	Florida corporation ("Lennar") and others in the pending creation District (the "CDD") as described in that certain petition submitted above referred to parcel of land. This Joinder is a covenant itself and its successors and assigns that Lennar is hereby cute on behalf of Owner and its successors and assigns any and a CDD. This grant of power of attorney is coupled with an interest let to the Property is put on notice that the Property will be included to the Property is put on notice that the Property will be included to assessments respecting the CDD. Furthermore, Owner er identical to this Joinder will be required to be executed by the ecords of Miami-Dade County, Florida. In the event that such becords of Miami-Dade County and/or the City of Doral requires sign any document in connection with the CDD, Owner or its ment. Any failure to do so will result in damages to Lennar and dassigns that because such damages cannot be determined in by with this Joinder shall pay Lennar \$100,000 as liquidated Lennar shall be entitled to be reimbursed all attorney and pon appeal in the event it must enforce this Joinder against any
WITNESSES:	OWNER
rint Name:	
mit Name:	
rint Name:	
THE INDICATE.	
STATE OF FLORIDA	
) ss.:	
COUNTY OF MIAMI-DADE	
, OWN	ged before me this day of, 2 by NER, who is personally known to me or who produced _ as identification.
y commission avaira-	
y commission expires:	NOTARY PUBLIC, State of Florida
	Print Name

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MILAN BY LENNAR

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Annual District Capital Assessments Including Principal and Interest (see Sectious 3.1 and 3.2 Below)	Estimated <u>Annual</u> Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

	Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Monthly</u> District <u>Operations</u> <u>Assessments</u> (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Г	Townhomes	\$47.00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566.00

PURCHASERS INITIALS

1. The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

___ PURCHASER'S INITIALS

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

PURCHASER'S INITIALS

PURCHASER'S INITIALS

3. <u>District Finance and Assessments</u>. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2



3.1 <u>District Capital Assessments</u> . the principal of and interest on which will be payable for <u>Capital Assessments</u> ") levied by the District on the property of the property of the Public Infrastructural Capital Assessment to repay the bonds.	roperty within the Development, which property is cture. Each Dwelling Unit is subject to a District
	PURCHASER'S INITIALS
3.2 Amount. The estimated amou principal and interest levied on each Dwelling U (approximately \$79.00 per month), which sum shall be principal repayment period may not exceed thirty (30) Assessments including principal and interest expected over the term of the thirty (30) year Bonds is approximately approximately (30).	re payable annually for the term of the Bonds (the years). The aggregate amount of District Capital to be levied and imposed on each Dwelling Unit ately \$28,566.00.
	PURCHASER'S INITIALS
3.3 <u>Prepay Option</u> . Each owner of aggregate amount of District Capital Assessments levi amount at any time will be equal to the remaining outsthrough the next applicable payment date due on the amount will decline each year as the District Capital A	standing pro rata share of principal and interest due bonds for each Dwelling Unit. Such prepayment
-	PURCHASER'S INITIALS
3.4 <u>District Administrative As</u> Assessments, the District will impose an annual non and maintenance of its Public Infrastructure (collec Each Dwelling Unit shall be subject to District Adm District Administrative Assessments are derived is sult to year and from time to time. During each of the anticipated that District Administrative Assessments for (approximately \$47.00 per month), per year per Dwelvary from year to year and from time to time.	tively, " <u>District Administrative Assessments</u> "). Aministrative Assessments. The budget from which be to change each year, and may vary from year of first three (3) fiscal years of the District, it is not the Dwelling Unit will be approximately \$568.00.
•	PURCHASER'S INITIALS
3.5 <u>District Assessments</u> . District Capital Assessments shall comprise the " <u>District Assessments</u> taxes under Florida law, the District Assessments wi County, Municipal, and School Board taxes, and are each year by the Miami-Dade County Tax Collector. District Assessments. Because a tax bill cannot be pair any other portion of the tax bill will result in the sale of loss of title to the Dwelling Unit of the delinquent tax directly by the District, nonpayment could result in force	Administrative Assessments together with District essments." While the District Assessments are not ll constitute a lien coequal with the lien of State, expected to appear on the ad valorem tax bill sent. The Homestead Exemption is not applicable to the d in part, failure to pay the District Assessments or of tax certificates and could ultimately result in the payer through the issuance of a tax deed. If billed
PURCHASER:	
	PURCHASER:
Print Name: Sayoward Alexan	Print Name:
Date: 040506	Date:
	

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 2 of 2

77

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131 CFN 2006R0760716

OR Bk 24721 Fgs 0715 - 7177 (3pgs)
RECORDED 07/14/2006 15:12:26
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

411

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on _____, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 29th day of June, 2006.

THE THE COUNTY IN LINE OF THE COUNTY	mod mad omboun		•
iesses: Ugnaj OSC		When were	
Lea Herrail		Houngs	-
OLGA ALVAREZ-HER	NANDEZ	-	
TE OF FLORIDA)) ss.:		
NTY OF MIAMI-DADE)		
te and Alix Georgina Barrera de Duarte, produced	edged before m husband and w	ife, OWNER, who is personally king as identification on behalf of the	own to me or ne company.
	NESSES: VANCY OSC Name: WARLY OSC Same: OSC PLGA ALVAREZ-HAR TE OF FLORIDA INTY OF MIAMI-DADE The foregoing instrument was acknowled	Alix G TE OF FLORIDA INTY OF MIAMI-DADE The foregoing instrument was acknowledged before me te and Alix Georgina Barrera de Duarte, husband and we produced	Nesses: Nosus Miguel Duarte Nosus Miguel Duarte Nosus Miguel Duarte Alix Georgina Barrera de Duarte TE OF FLORIDA Ss.: INTY OF MIAMI-DADE The foregoing instrument was acknowledged before me this 29th day of June, 2006 by Jote and Alix Georgina Barrera de Duarte, husband and wife, OWNER, who is personally key produced as identification on behalf of the

COMMISSION NUMBER
DD166740
MY COMMISSION EXPIRES
NOV. 27,2006

Print Name

73

LEGAL DESCRIPTION

Lot 4, Block 1, BEACON AT DORAL, according to the Plat thereof, as recorded in Plat Book 164, Page 63, of the Public Records of Miami-Dade County, Florida.

FORM OF JOINDER TO BE EXECUTED

THIS INSTR	RUMENT PREPARED B	Y:	
		NORTH DADE CO	MMUNITY DEVELOPMENT DISTRICT
TO: MIAMI- CITY OF DO	-DADE COUNTY AND DRAL FLORIDA		
Ladies and	Gentlemen:		
The un City of Doral	i, Miami-Dade County, F	-iorida, to-wit:	he following describe perty (the "Property"), in the
	() Desired	ATTACHED HER	
on	. which inc	lude, the above ref	poration ("Lennar") and others in the pending creation ("Lennar") and others in the pending creation "CDD") as described in that certain petition submitterred to parcel of land. This Joinder is a covenant
all document	S Owner's attorney in facts required in connection	grees for itself and i of to execute on beh n with the CDD. Thi	its successors and assigns that Lennar is hereby half of Owner and its successors and assigns any an is grant of power of attorney is coupled with an inter-
within the bo	undaries of the CDD an	quiring title to the Pri	operty is put on notice that the Property will be included ments respecting the CDD. Furthermore, Owner,
successor in Joinder is no	title and recorded in the	a Joinder identical Dublic records of M	to this Joinder will be required to be executed by the Miami-Dade County, Florida. In the event that such conveyance of Property shall be deemed not to be
effective.			
Successor sh	or any successor in title t	to Owner sign any d	on Miami-Dade County and/or the City of Doral requited tocument in connection with the CDD, Owner or its failure to do so will result in damages to Lennar and that we such damages cannot be determined in
advance, any damages and	y person or entity failing d not as a penalty. Addi	to comply with his itionally Leman ha	allure to 10 so will result in damages to Lennar and that, ecause such damages cannot be determined in Joillage hall pay Lennar \$100,000 as liquidated all be antitled to be reimbursed all attorney and Lint event it must enforce this Joinder against any
paraprofession person bound	onal fees and costs after d hemov.	iai andiro appa	event it must enforce this Joinder against any
IN WITH	NESS WITE EON THE U	undersigned has exe	ecuted this Joinder on this day of
		·	
WITNESSES:			OWNER:
Print Name:			
			
rint Name:			
TATE OF FL	ORIDA		
) ss.:		
) ss.: MIAMI-DADE	₩A.	
COUNTY OF	,	OWNER WAS	methic ay of, 2 by the local by known to me or who produced
COUNTY OF	MIAMI-DADE going instrument was ac	OWNER WAS	SA NO WALL.
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COUNTY OF	MIAMI-DADE going instrument was ac expires:	, WHER,	NOTARY PUBLIC, State of Florida
The foreg	MIAMI-DADE going instrument was ac	NOTE	the of the known to me or who produced fleation.

MILAN BY LENNAR

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Annual District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952,00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Monthly</u> District <u>Operations</u> <u>Assessments</u> (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$47,00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dweiling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated Total Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28.566-90

1. The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

TI MP PURCHASER'S INITIALS

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

TA NP PURCHASER'S INITIALS

3. <u>District Finance and Assessments</u>. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

1 NP purchaser's initials

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2



3.1 <u>District Capital Assessments</u> . T the principal of and interest on which will be payable fro <u>Capital Assessments</u> ") levied by the District on the profound to be specially benefited by the Public Infrastruct Capital Assessment to repay the bonds.	perty within the Development, which property is ture. Each Dwelling Unit is subject to a District
	Durchaser's initials
3.2 Amount. The estimated amount principal and interest levied on each Dwelling Ur (approximately \$79.00 per month), which sum shall be principal repayment period may not exceed thirty (30) y Assessments including principal and interest expected to over the term of the thirty (30) year Bonds is approximate.	payable annually for the term of the Bonds (the years). The aggregate amount of District Capital to be levied and imposed on each Dwelling Unit tely \$28.566.00.
	THE PURCHASER'S INITIALS
3.3 <u>Prepay Option</u> . Each owner of aggregate amount of District Capital Assessments levied amount at any time will be equal to the remaining outst through the next applicable payment date due on the bamount will decline each year as the District Capital Assessments.	anding pro rata share of principal and interest due conds for each Dwelling Unit. Such prepayment sessments are paid.
-	TI A PPURCHASER'S INITIALS
3.4 <u>District Administrative Asset</u> Assessments, the District will impose an annual non at and maintenance of its Public Infrastructure (collectic Each Dwelling Unit shall be subject to District Administrative Assessments are derived is subject to year and from time to time. During each of the anticipated that District Administrative Assessments for (approximately \$47.00 per month), per year per Dwellivary from year to year and from time to time.	ively, "District Administrative Assessments"). nistrative Assessments. The budget from which ect to change each year, and may vary from year first three (3) fiscal years of the District, it is the Dwelling Unit will be approximately \$568.00
Capital Assessments shall comprise the "District Assess taxes under Florida law, the District Assessments will County, Municipal, and School Board taxes, and are exeach year by the Miami-Dade County Tax Collector. T District Assessments. Because a tax bill cannot be paid any other portion of the tax bill will result in the sale of loss of title to the Dwelling Unit of the delinquent taxed directly by the District, nonpayment could result in force	constitute a lien coequal with the lien of State, spected to appear on the ad valorem tax bill sent the Homestead Exemption is not applicable to the in part, failure to pay the District Assessments or tax certificates and could ultimately result in the ayer through the issuance of a tax deed. If billed
PURCHASER:	PURCHASER:
Mejuway >	NELSON PACHECO
Print Name: Josupe Miguel Dinge	Print Name: Nelson Pacheco
Date: 04/07/00	Date: (04/0)/00



CFN 2006R0754266

OR Bk 24716 Pas 0006 - 8; (3pas)

RECORDED 07/13/2006 14:40:16

HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami. FL 33131

5/1

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

WITNESSES:

. /

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Mlaml-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 29th day of June, 2006.

100

Marcy Osla	The Action
Print Name: 10/16/16/16/16/16/16/16/16/16/16/16/16/16/	Faustino Agridelo
STATE OF FLORIDA) ss.: COUNTY OF MIAMI-DADE)	
and Olga Barrera De Agudelo, husband and wife, OV	refore me this 29th day of June, 2006 by Faustino Agudelo VNER, who is personally known to me or who produced identification on behalf of the company.
My commission expires:	NOTARY PUBLIC, State of Florida
TOTAL AND THE PROPERTY OF THE	OLGA ALVAREZ-HERNANDEZ Print Name

NOV. 27,2006



LEGAL DESCRIPTION

Lot 5, Block 1, BEACON AT DORAL, according to the Plat thereof, as recorded in Plat Book 164, Page 63, of the Public Records of Miami-Dade County, Florida.

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	
	ADE COMMUNITY DEVELOPMENT DISTRICT
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	
Ladies and Gentlemen:	
The undersigned, being owner (the Cow City of Doral, Miami-Dade County, Forida, to-	ne; ") of the following described property (the "Property"), in the
72.1	ED HERETO AND MADE A PART HEREOF
on which include the a	iorida corporation ("Lennar") and others in the pending creation istrict (the "CDD") as described in that certain petition submitte above referred to parcel of land. This Joinder is a covenant
appointed as Owner's attorney in fact to execut all documents required in connection with the	self and its successors and assigns that Lennar is hereby te on behalf of Owner and its successors and assigns any and
within the boundaries of the CDD and subject to agrees that in the event of a re-sale, a Joinder is successor in title and recorded in the public recorded.	to the Property is put on notice that the Property will be include of assessments respecting the CDD. Furthermore, Owner identical to this Joinder will be required to be executed by the party of Miami Dada County, Florida to the
effective.	sequent conveyance of Property shall be deemed not to be
Without limiting the foregoing, in the event for a that Owner or any successor in title to Owner si successor shall be bound to sign such docume. Owner agrees for itself and its successors advance, any person or entity failing to combine	any reason Marri-Dade County and the City of Doral require ign any document to come on with the CDD, Owner or its nt. Vary require to do so will result in damages to Lennar and assigns that because such damages cannot be determined in with this coinder shall pay Lennar \$100,000 as liquidated in the shall be entitled to be reimbursed all attorney and on appeal in the event it must enforce this leinder assists and
damages and not as a penalty. Additionally paraprofessional fees and costs at trial addition person bound hereby.	The shall be entitled to be reimbursed all attorney and on appeal in the event it must enforce this Joinder against any
IN WITNESS WHEREOF, the undersigned	d has executed this Joinder on this day of
VITNESSES:	OWNER:
rint Name:	
rint Name:	
TATE OF FLORIDA	
) ss.: COUNTY OF MIAMI-DADE	
The foregoing instrument was acknowledge	before me this day of, 2 by
, OWNE	h, who is personally known to me or who produced as identification.
y commission expires:	- <u> </u>
	NOTARY PUBLIC, State of Florida
	Print Name

40

MILAN BY LENNAR

NORTH DADE CDD NOTICE

ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Annual</u> District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated <u>Annual</u> Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total Annual District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Monthly</u> District <u>Operations</u> <u>Assessments</u> (see Section 3.4 Below)	Estimated <u>Monthly</u> District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated <u>Montily</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$ 47.00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE

Type of Dwelling Unit (and Phase, if Applicable)	Pay off Dweiling Unit's pro rata share of District Bonds at time Dweiling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566.00

× /-/+ PURCHASERS INITIALS

The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

F. A purchaser's initials

The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

× FA purchaser's initials

District Finance and Assessments. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

Purchaser's Initials X FA

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2

3.1 <u>District Capital Assessments</u> . The principal of and interest on which will be payable from Capital Assessments") levied by the District on the profound to be specially benefited by the Public Infrastruct Capital Assessment to repay the bonds.	operty within the Development, which property is
3.2 Amount. The estimated amount principal and interest levied on each Dwelling Use (approximately \$79.00 per month), which sum shall be principal repayment period may not exceed thirty (30) Assessments including principal and interest expected over the term of the thirty (30) year Bonds is approximately	e payable annually for the term of the Bonds (the years). The aggregate amount of District Capital to be levied and imposed on each Dwelling Unit tely \$28,566.00.
3.3 <u>Prepay Option</u> . Each owner or aggregate amount of District Capital Assessments levie amount at any time will be equal to the remaining outst through the next applicable payment date due on the lamount will decline each year as the District Capital As	anding pro rata share of principal and interest due bonds for each Dwelling Unit. Such prepayment sessments are paid.
3.4 <u>District Administrative Assets</u> Assessments, the District will impose an annual non a and maintenance of its Public Infrastructure (collect Each Dwelling Unit shall be subject to District Administrative Assessments are derived is subto year and from time to time. During each of the anticipated that District Administrative Assessments for (approximately \$47.00 per month), per year per Dwell vary from year to year and from time to time.	d valorem assessment to fund District operations ively, "District Administrative Assessments"). inistrative Assessments. The budget from which ject to change each year, and may vary from year first three (3) fiscal years of the District, it is the Dwelling Unit will be approximately \$568.00 ling Unit, after which time such assessments may
3.5 <u>District Assessments</u> . District Capital Assessments shall comprise the " <u>District Assestaxes</u> under Florida law, the District Assessments will County, Municipal, and School Board taxes, and are e each year by the Miami-Dade County Tax Collector. To District Assessments. Because a tax bill cannot be paid any other portion of the tax bill will result in the sale oloss of title to the Dwelling Unit of the delinquent taxp directly by the District, nonpayment could result in force	I constitute a lien coequal with the lien of State, xpected to appear on the ad valorem tax bill sent. The Homestead Exemption is not applicable to the lin part, failure to pay the District Assessments or f tax certificates and could ultimately result in the payer through the issuance of a tax deed. If billed closure on and loss of title to the Dwelling Unit.
PURCHASER:	PURCHASER:
× /20) (two Print Name: Faustino Agudelo	Print Name Nac Barrera de Mudella
Print Name: Faustino Agudelo Date: 4-7-06	Print Name: <u>Olga Barrera</u> de Agudelo Date: 4.7.06
•	

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131 CFN 2006R0932538 OR Bk 24861 Pss 2272 - 22741 (3pss) RECORDED 08/28/2006 14:05:48 HARVEY RUVIN, CLERK DF COURT MIMII-DADE COUNTY, FLORIDA

6/1

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

WITNESSES:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 30th day of June, 2006.

Print Name: Victoria T. Abrahantes Mariana Oramas	Jose C. Munoz Mendez
STATE OF FLORIDA COUNTY OF MIAMI-DADE)) ss.:)
Mendez, a married man, OWNER, who is po	as identification on behalf of the company

VICTORIA T. ABRAHANTES

MY COMMISSION # DO 089674 EXPIRES: Peditiany 10, 2009

u Notae-Punto Underwillers

83

Print Name

Victoria T. Abrahantes

LEGAL DESCRIPTION

Lot 6, Block 1, BEACON AT DORAL, according to the plat thereof, as recorded in Plat Book 164, Page 63, of the Public Records of Miami-Dade County, Florida.

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	
	DADE COMMUNITY DEVELOPMENT DISTRICT
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	
Ladies and Gentlemen:	
The undersigned, being owner (the "O City of Doral, Miami-Dade County, Florida, to	wner") of the following described property (the "Property"), in the o-wit:
SEE EXHIBIT A ATTAC	HET HERETO AND MADE A PART HEREOF
on	Tortia corporation ("Eemar") and others in the pending creation district (the "CDD") as described in that certain petition submitted above referred to parcel of land. This Joinder is a covenant itself and its successors and assigns that Lennar is hereby cute on behalf of Owner and its successors and assigns any and a CDD. This grant of power of attorney is coupled with an interest let to the Property is put on notice that the Property will be included to the Property is put on notice that the Property will be included to assessments respecting the CDD. Furthermore, Owner excidentical to this Joinder will be required to be executed by the ecords of Miami-Dade County, Florida. In the event that such a basequent conveyance of Property shall be deemed not to be any state of the county of Doral requires any entire to do so will result in damages to Lennar and dassigns that because such damages cannot be determined in ly with this Joinder shall pay Lennar \$100,000 as liquidated Lennar shall be entitled to be reimbursed all attorney and pon appeal in the event it must enforce this Joinder against any need has executed this Joinder on this day of
, 2	red has executed this Joinder on this day of
VITNESSES:	OWNER:
rint Name:	
rint Name:	
TATE OF FLORIDA	
) ss.: COUNTY OF MIAMI-DADE	
The foregoing instrument was acknowled	ged before me this day of, 2 by NER, who is personally known to me or who produced
	_ as identification.
y commission expires:	NOTARY PUBLIC, State of Florida
	Print Name
	r in i vaine

MILAN BY LENNAR

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Annual District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated <u>Annual</u> Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments

my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, If Applicable)	Estimated Monthly District Operations Assessments (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$47.00	\$0.00	\$79,00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, If Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	S28.566.00

1. The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

3. <u>District Finance and Assessments</u>. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

H.M. PURCHASER'S INITIALS

JCH, PURCHASERS INITIALS

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2

urchaser's Initials J. H.

1

3.1 <u>District Capital Assessments</u> . The District expects to issue bonds (the " <u>Bonds</u> "), the principal of and interest on which will be payable from non ad valorem special assessments (" <u>District Capital Assessments</u> ") levied by the District on the property within the Development, which property is found to be specially benefited by the Public Infrastructure. Each Dwelling Unit is subject to a District Capital Assessment to repay the bonds. 3.1 <u>District Capital Assessments</u> (" <u>District Capital Assessments</u> ") levied by the Public Infrastructure. Each Dwelling Unit is subject to a District Capital Assessment to repay the bonds.			
3.2 Amount. The estimated amount of annual District Capital Assessments including principal and interest levied on each Dwelling Unit is expected to be approximately \$952.00 (approximately \$79.00 per month), which sum shall be payable annually for the term of the Bonds (the principal repayment period may not exceed thirty (30) years). The aggregate amount of District Capital Assessments including principal and interest expected to be levied and imposed on each Dwelling Unit over the term of the thirty (30) year Bonds is approximately \$28,566.00.			
J.CH. M. PURCHASER'S INITIALS			
3.3 <u>Prepay Option</u> . Each owner of a Dwelling Unit has the option of prepaying the aggregate amount of District Capital Assessments levied on the owner's Dwelling Unit. The prepayment amount at any time will be equal to the remaining outstanding pro rata share of principal and interest due through the next applicable payment date due on the bonds for each Dwelling Unit. Such prepayment amount will decline each year as the District Capital Assessments are paid. PURCHASER'S INITIALS			
Assessments, the District will impose an annual non ad valorem assessment to fund District operations and maintenance of its Public Infrastructure (collectively, "District Administrative Assessments"). Each Dwelling Unit shall be subject to District Administrative Assessments. The budget from which District Administrative Assessments are derived is subject to change each year, and may vary from year to year and from time to time. During each of the first three (3) fiscal years of the District, it is anticipated that District Administrative Assessments for the Dwelling Unit will be approximately \$568.00 (approximately \$47.00 per month), per year per Dwelling Unit, after which time such assessments may vary from year to year and from time to time.			
2.5 <u>District Assessments.</u> District Administrative Assessments together with District Capital Assessments shall comprise the " <u>District Assessments.</u> " While the District Assessments are not taxes under Florida law, the District Assessments will constitute a lien coequal with the lien of State, County, Municipal, and School Board taxes, and are expected to appear on the ad valorem tax bill sent each year by the Miami-Dade County Tax Collector. The Homestead Exemption is not applicable to the District Assessments. Because a tax bill cannot be paid in part, failure to pay the District Assessments or any other portion of the tax bill will result in the sale of tax certificates and could ultimately result in the loss of title to the Dwelling Unit of the delinquent taxpayer through the issuance of a tax deed. If billed directly by the District, nonpayment could result in foreclosure on and loss of title to the Dwelling Unit.			
PURCHASER: PURCHASER:			
DEE			
Print Name: Tose MUTOZ Print Name:			
Date: 03/29/00 Date:			

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131 CFN 2006R0732773 GR Bk 24698 Pas 1960 - 1962; (3pas) RECORDED 07/07/2006 14:55:56 HARVEY RUVIN, CLERK OF COURT MIMII-DADE COUNTY, FLORIDA

71

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 30th day of June, 2006.

WITNESSES: Shallalla Arallal Print Name: Mariana Oramas	Jorge N. Freitas De Sousa Miriam C. Andaluz De Freitas
STATE OF FLORIDA COUNTY OF MIAMI-DADE)) ss.:)
The foregoing instrument was acknown De Sousa and Miriam C. Andaluz De Freita who produced	wledged before me this 30th day of June, 2006 by Jorge N. Freitas s, husband and wife, OWNER, who is personally known to me or as identification on behalf of the company.
My commission expires:	NOTARY PUBLIC, State of Florida
Magaly S Fernandez My Commission DD198494 Expires April 18, 2007	Magaly S. Fernandez Print Name

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	
JOINDER IN THE NORTH DAI	DE COMMUNITY DEVELOPMENT DISTRICT
TO: MIAMI-DADE COUNTY AND	SE COMMONT PEVEEST MENT DIOTHIO
CITY OF DORAL FLORIDA	
Ladies and Gentlemen:	
The undersigned being owner the	er) of the following described property (the "Property"), in the
City of Doral, Miami-Dade County, Florida, to-wi	it.
SEEEXHIBITATORE	D HERETO AND MADE A PART HEREOF
does hereby joint Lennar Homes, Inc., a Flo of the North Dade Community Development Dis	orida corporation ("Lennar") and others in the pending creation strict (the "CDD") as described in that certain petition submitted
on, which include, the ab	pove referred to parcel of land. This Joinder is a covenant elf and its successors and assigns that Lennar is hereby
appointed as Owner's attorney in fact to execute	e on behalf of Owner and its successors and assigns any and
	DD. This grant of power of attorney is coupled with an interest of the Property is put on notice that the Property will be included
within the boundaries of the CDD and subject to	assessments respecting the CDD. Furthermore, Owner dentical to this Joinder will be required to be executed by the
successor in title and recorded in the public reco	ords of Miami-Dade County, Florida. Withe event that such
Joinder is not executed and recorded, any subsettle effective.	equent conveyance of Proper Ashall be deeined not to be
Without limiting the foregoing in the quant for a	ny resson with Dage County and/or the City of Doral requires
that Owner or any successor in title to Owner	an any documentant prifection with the CDD. Owner or its
successor shall be bound to sign such documer	Argue Traco do so will result in damages to Lennar and siles that because such damages cannot be determined in
advance, any person or entity failing to con-	of this Joinder shall pay Lennar \$100,000 as liquidated nnar shall be entitled to be reimbursed all attorney and
paraprofessional fees and costs at trial and upo	n appeal in the event it must enforce this Joinder against any
person bound hereby.	
	d has executed this Joinder on this day of
, 2	
WITNESSES:	OWNER:
Print Name:	
Print Name:	
STATE OF FLORIDA	
) ss.:	
COUNTY OF MIAMI-DADE	
The foregoing instrument was and now do	by or me this day of, 2 by
C VNE	R who is personally known to me or who produced as identification.
My commission expires:	NOTARY PUBLIC, State of Florida
	HOTALL OBEO, State of Forda
	Print Name



LEGAL DESCRIPTION

Lot 7, Block 1, BEACON AT DORAL, according to the plat thereof, as recorded in Plat Book 164, Page 63, of the Public Records of Miami-Dade County, Florida.

SF MAF

MILAN BY LENNAR

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent vears based on actual budgets adouted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Annual District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated <u>Annual</u> Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dweiling Unit (and Phase, If Applicable)	Estimated Monthly District Operations Assessments (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$47.00	\$0.00	\$ 79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566.00
		M# PURCHASERS INITIALS

1. The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

3. <u>District Finance and Assessments</u>. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2 Purchaser

MAT PURCHASER'S INITIALS

3.1 <u>District Capital Assessments</u> . The District expects to issue bonds (the " <u>Bonds</u> "), the principal of and interest on which will be payable from non ad valorem special assessments (" <u>District Capital Assessments</u> ") levied by the District on the property within the Development, which property is found to be specially benefited by the Public Infrastructure. Each Dwelling Unit is subject to a District Capital Assessment to repay the bonds.	
OJE PURCHASER'S INITIALS	
3.2 Amount. The estimated amount of annual District Capital Assessments including principal and interest levied on each Dwelling Unit is expected to be approximately \$952.00 (approximately \$79.00 per month), which sum shall be payable annually for the term of the Bonds (the principal repayment period may not exceed thirty (30) years). The aggregate amount of District Capital Assessments including principal and interest expected to be levied and imposed on each Dwelling Unit over the term of the thirty (30) year Bonds is approximately \$28,566.00.	
PURCHASER'S INITIALS	
3.3 Prepay Option. Each owner of a Dwelling Unit has the option of prepaying the aggregate amount of District Capital Assessments levied on the owner's Dwelling Unit. The prepayment amount at any time will be equal to the remaining outstanding pro rata share of principal and interest due through the next applicable payment date due on the bonds for each Dwelling Unit. Such prepayment amount will decline each year as the District Capital Assessments are paid. **Purchaser's Initials**	
7	
3.4 <u>District Administrative Assessments</u> . In addition to District Capital Assessments, the District will impose an annual non ad valorem assessment to fund District operations and maintenance of its Public Infrastructure (collectively, " <u>District Administrative Assessments</u> "). Each Dwelling Unit shall be subject to District Administrative Assessments. The budget from which District Administrative Assessments are derived is subject to change each year, and may vary from year to year and from time to time. During each of the first three (3) fiscal years of the District, it is anticipated that District Administrative Assessments for the Dwelling Unit will be approximately \$568.00 (approximately \$47.00 per month), per year per Dwelling Unit, after which time such assessments may vary from year to year and from time to time.	
PURCHASER'S INITIALS	
3.5 <u>District Assessments.</u> District Administrative Assessments together with District Capital Assessments shall comprise the " <u>District Assessments</u> ." While the District Assessments are not taxes under Florida law, the District Assessments will constitute a lien coequal with the lien of State, County, Municipal, and School Board taxes, and are expected to appear on the ad valorem tax bill sent each year by the Miami-Dade County Tax Collector. The Homestead Exemption is not applicable to the District Assessments. Because a tax bill cannot be paid in part, failure to pay the District Assessments or any other portion of the tax bill will result in the sale of tax certificates and could ultimately result in the loss of title to the Dwelling Unit of the delinquent taxpayer through the issuance of a tax deed. If billed directly by the District, nonpayment could result in foreclosure on and loss of title to the Dwelling Unit.	
2	
PURCHASER: PURCHASER:	
D) July	
Print Name: Sorge N. Freitas De Souse Print Name: MiRIAM C. Andaluz	٠, ,
Print Name: Sorge N. Freitas De Souse Print Name: MIRIAM C. Andaluz Date: 4/21/06 De Frei	1425

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131



CFN 2006R0732711 OR Bk 24698 Pss 1695 - 1697; (3pss) RECORDED 07/07/2006 14:50:17 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

211

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 30th day of June, 2006.

Print Name: Mariana Oramas	M.T.D. III, LLC, a Florida LLC BY: July Kurk Tito Jose Rios, President
STATE OF FLORIDA) ss.: COUNTY OF MIAMI-DADE)	
Florida limited liability company, OWNER, who is per-	efore me this 30th day of June, 2006 by M.T.D. III, LLC, a sonally known to me or who produced Voluce (9 h identification on behalf of the company. NOTARY PUBLIC, State of Florida Ne// B. C. Tehg



93

Print Name

LEGAL DESCRIPTION

Lot 8, Block 1, BEACON AT DORAL, according to the plat thereof, as recorded in Plat Book 164, Page 63, of the Public Records of Miami-Dade County, Florida.

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	
JOINDER IN THE NORTH DAD	E COMMUNITY DEVELOPMEN POISTER T
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	
Ladies and Gentlemen:	
The undersigned, being owner (the "Owner City of Doral, Miami-Dade County, Florida, to-wit:	") of the following described property (the "Property"), in the
SEE EXHIBIT A ATTACHED	HERETO AND MADE A PART HEREOF .
of the North Dade Community Development Distrion, which include, the aborunning with the land. The Owner agrees for itself appointed as Owner's attorney in fact to execute to all documents required in connection with the CDI and is irrevocable. Each person acquiring title to within the boundaries of the CDD and subject to a agrees that in the event of a re-sale, a Joinder ide successor in title and recorded in the public record Joinder is not executed and recorded, any subsequences of the CDI and subject to a successor in title and recorded in the public record Joinder is not executed and recorded, any subsequences of the CDI and subject to a successor in title and recorded in the public record Joinder is not executed and recorded, any subsequences or shall be bound to sign such document that Owner or any successor in title to Owner sign successor shall be bound to sign such document as advance, any person or entity failing to comply with damages and not as a penalty. Additionally, Lent paraprofessional fees and costs at trial and upon person bound hereby.	da corporation ("Lennar") and others in the pending creation ict (the "CDD") as described in that certain petition submitted we referred to parcel of land. This Joinder is a covenant of and its successors and assigns that Lennar is hereby on behalf of Owner and its successors and assigns any and D. This grant of power of attorney is coupled with an interest the Property is put on notice that the Property will be included assessments respecting the CDD. Furthermore, Owner entical to this Joinder will be required to be executed by the dos of Miami-Dade County, Florida. In the event that such quent conveyance of Property shall be deemed not to be an any document in connection with the CDD, Owner or its any document in connection with the CDD, Owner or its any failure to do so will result in damages to Lennar and signs that because such damages cannot be determined in the this Joinder shall pay Lennar \$100,000 as liquidated har shall be entitled to be reimbursed all attorney and appeal in the event it must enforce this Joinder against any
WITNESSES:	OWNER:
Print Name:	
Print Name:	
STATE OF FLORIDA	
) ss.:	
COUNTY OF MIAMI-DADE	
, OWNEF	before me this day of, 2 by when we have the second states and the second se
My commission expires:	NOTARY PUBLIC, State of Florida
	Print Name

95

MILAN BY LENNAR

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years haved on actual budgets adonted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Annual District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Monthly District Operations Assessments (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	- \$47.00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566.00

PURCHASERS INITIALS

PURCHASER'S INITIALS

1. The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

PURCHASER'S INITIALS

3. <u>District Finance and Assessments</u>. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

_ PURCHASER'S INITIALS

Purchaser's Initials

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2

96

District Capital Assessments. The District expects to issue bonds (the "Bonds"), the principal of and interest on which will be payable from non ad valorem special assessments ("District Capital Assessments") levied by the District on the property within the Development, which property is found to be specially benefited by the Public Infrastructure. Each Dwelling Unit is subject to a District Capital Assessment to repay the bonds. Amount. The estimated amount of annual District Capital Assessments including principal and interest levied on each Dwelling Unit is expected to be approximately \$952.00 (approximately \$79.00 per month), which sum shall be payable annually for the term of the Bonds (the principal repayment period may not exceed thirty (30) years). The aggregate amount of District Capital Assessments including principal and interest expected to be levied and imposed on each Dwelling Unit over the term of the thirty (30) year Bonds is approximately \$28,566.00. **FURCHASER'S INITIALS** Prepay Option. Each owner of a Dwelling Unit has the option of prepaying the aggregate amount of District Capital Assessments levied on the owner's Dwelling Unit. The prepayment amount at any time will be equal to the remaining outstanding pro rata share of principal and interest due through the next applicable payment date due on the bonds for each Dwelling Unit. Such prepayment amount will decline each year as the District Capital Assessments are paid. PURCHASER'S INITIALS In addition to District Capital District Administrative Assessments. Assessments, the District will impose an annual non ad valorem assessment to fund District operations and maintenance of its Public Infrastructure (collectively, "District Administrative Assessments"). Each Dwelling Unit shall be subject to District Administrative Assessments. The budget from which District Administrative Assessments are derived is subject to change each year, and may vary from year to year and from time to time. During each of the first three (3) fiscal years of the District, it is anticipated that District Administrative Assessments for the Dwelling Unit will be approximately \$568.00 (approximately \$47.00 per month), per year per Dwelling Unit, after which time such assessments may vary from year to year and from time to time. HPURCHASER'S INITIALS District Assessments, District Administrative Assessments together with District Capital Assessments shall comprise the "District Assessments." While the District Assessments are not taxes under Florida law, the District Assessments will constitute a lien coequal with the lien of State, County, Municipal, and School Board taxes, and are expected to appear on the ad valorem tax bill sent each year by the Miami-Dade County Tax Collector. The Homestead Exemption is not applicable to the District Assessments. Because a tax bill cannot be paid in part, failure to pay the District Assessments or any other portion of the tax bill will result in the sale of tax certificates and could ultimately result in the loss of title to the Dwelling Unit of the delinquent taxpayer through the issuance of a tax deed. If billed directly by the District, nonpayment could result in foreclosure on and loss of title to the Dwelling Unit. Purchaser's initials PURCHASER: PURCHASER: Print Name:

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131 CFN 2006R0760667 OR Bk 24721 Pas 0449 - 451; (309s) RECORDED 07/14/2006 15:08:45 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

9/1

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 30th day of June, 2006. WITNESSES: Axiel Gutiernez Maribel A Barcala Print Name: Mariana Oramas STATE OF FLORIDA SS.: COUNTY OF MIAMI-DADE The foregoing instrument was acknowledged before me this 30th day of June, 2006 by Ariel Gutierrez, an unmarried man and Maribel A. Barcala, an unmarried woman, OWNER, who is personally known to me or who driwel as identification on behalf of the company. produced license My commission expires: NOTARY PUBLIC, State of Florid

NOTARY PUBLIC-STATE OF FLORIDA

William Gonzalez Commission # DD541742 Expires: APR. 18, 2010 Bonded Thru Atlantic Bonding Co., Inc.

78

Print Name

Gonza

LEGAL DESCRIPTION

Lot 9, Block 1, BEACON AT DORAL, according to the plat thereof, as recorded in Plat Book 164, page 63, of the Public Records of Miami-Dade County, Florida.

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPAR	RED BY:			
JOINDER IN	THE NORTH DADE	СОММИ	JNITY DEVELOPMENT DISTRICT	
TO: MIAMI-DADE COUNTY CITY OF DORAL FLORIDA	AND			
Ladies and Gentlemen:				
The undersigned, being City of Doral, Miami-Dade Co	g owner (the "Owner" unty, Florida, to-wit:	') of the foll	llowing-described property (the "Property"), in the	ne
SEE EXH	IIBIT A ATTACHED	HERERO A	AND PADE A PART HEREOF	
on	per log many Distriction of the above agrees for itself y in fact to execute on nection with the CDE on acquiring title to the DD and subject to as e-sale, a Joinder idered in the public recorded corded, any subsequent in the event for any nittle to Owner signing such document. It is successors and assessing to comply with Additionally, Lennar at sat trial and upon a	to (the "CDI ve referred and its such and its such be Property seessments of Miami-teration Miam	tion ("Lennar") and others in the pending creatic DD") as described in that certain petition submitted to parcel of land. This Joinder is a covenant occessors and assigns that Lennar is hereby from Commentary is not of power of attorney is coupled with an interest is put on notice that the Property will be included as respecting the CDD. Furthermore, Owner is Joinder will be required to be executed by the included County, Florida. In the event that such evance of Property shall be deemed not to be a main-Dade County and/or the City of Doral requirent in connection with the CDD, Owner or its interest in the comment of the county and the event it must enforce this Joinder against any and the event it must enforce this Joinder against any and the county solder on this day of	d est ded
WITNESSES:	· .		OWNER:	
	,			
Print Name:				
Print Name:			VIII .	
STATE OF FLORIDA) ss.:			
COUNTY OF MIAMI-DADE		W		
The foregoing instrument	DWNER,		rsonally known to me or who produced	
ly commission expires:				
			NOTARY PUBLIC, State of Florida	
		P	Print Name	

MILAN BY LENNAR

9/1

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District)

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Annual</u> District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total Annual District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520,00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

	Type of Dwelling Unit (and Phase, if Applicable)	Estimated Monthly District Operations Assessments (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
- (Townhomes	- \$47.00	\$0.00	\$ 79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Assessments are Pald Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566.00

1. The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

PURCHASER'S INITIALS

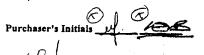
O DE PURCHASER'S INITIALS

3. <u>District Finance and Assessments</u>. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

Duf Bespurchaser's initials

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2



District Capital Assessments. The District expects to issue bonds (the "Bonds"), the principal of and interest on which will be payable from non ad valorem special assessments ("District Capital Assessments") levied by the District on the property within the Development, which property is found to be specially benefited by the Public Infrastructure. Each Dwelling Unit is subject to a District Capital Assessment to repay the bonds. Depurchaser's initials Amount. The estimated amount of annual District Capital Assessments including principal and interest levied on each Dwelling Unit is expected to be approximately \$952.00 (approximately \$79.00 per month), which sum shall be payable annually for the term of the Bonds (the principal repayment period may not exceed thirty (30) years). The aggregate amount of District Capital Assessments including principal and interest expected to be levied and imposed on each Dwelling Unit over the term of the thirty (30) year Bonds is approximately \$28,566.00. (A) DESPURCHASER'S INITIALS Prepay Option. Each owner of a Dwelling Unit has the option of prepaying the aggregate amount of District Capital Assessments levied on the owner's Dwelling Unit. The prepayment amount at any time will be equal to the remaining outstanding pro rata share of principal and interest due through the next applicable payment date due on the bonds for each Dwelling Unit. Such prepayment amount will decline each year as the District Capital Assessments are paid. Gurchaser's initials In addition to District Capital District Administrative Assessments. Assessments, the District will impose an annual non ad valorem assessment to fund District operations and maintenance of its Public Infrastructure (collectively, "District Administrative Assessments"). Each Dwelling Unit shall be subject to District Administrative Assessments. The budget from which District Administrative Assessments are derived is subject to change each year, and may vary from year to year and from time to time. During each of the first three (3) fiscal years of the District, it is anticipated that District Administrative Assessments for the Dwelling Unit will be approximately \$568.00 (approximately \$47.00 per month), per year per Dwelling Unit, after which time such assessments may vary from year to year and from time to time. 3.5 District Assessments, District Administrative Assessments together with District Capital Assessments shall comprise the "District Assessments." While the District Assessments are not taxes under Florida law, the District Assessments will constitute a lien coequal with the lien of State, County, Municipal, and School Board taxes, and are expected to appear on the ad valorem tax bill sent each year by the Miami-Dade County Tax Collector. The Homestead Exemption is not applicable to the District Assessments. Because a tax bill cannot be paid in part, failure to pay the District Assessments or any other portion of the tax bill will result in the sale of tax certificates and could ultimately result in the loss of title to the Dwelling Unit of the delinquent taxpayer through the issuance of a tax deed. If billed directly by the District, nonpayment could result in foreclosure on and loss of title to the Dwelling Unit. PURCHASER'S INITIALS PURCHASER PURCHASER: Print Name: Print Name: Date:

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131



OFN 2006R1044070

OR Bk 24955 Pas 2348 - 2353; (6pas
RECORDED 09/28/2006 13:56:41

HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

1/7

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "<u>Owner</u>") of the following described property (the "<u>Property</u>"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation, ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on _______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of the Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

of <u>September</u> , 2006.	ersigned has executed this Joinder on this 35 day
WITNESSES://	OWNER ()
Just Trust	By:
Print Name. Livery Steec	Name: Jorge Luis Alfonso Mesniajev
Homo f	
Print Name: IDURDES AVINO	
WITNESSES:	OWNER
hurs time!	By: Mad Se di alla)
Print Name / CINON STOR	Name: Naolim M. Perez
Janu J	
Print Name: LOURDES AVINU	
STATE OF FLORIDA)	
) SS.: COUNTY OF MIAMI-DADE)	
,	
200 6 by Jorge Luis Alfonso	owledged before me this and day of September Masniagev of me or who produced Cearle Venezuela as
OWNER, who is personally known to identification on behalf of the company.	me or who produced Cedula Venezuela as
My commission expires:	Janus 1
	NOTARY PUBLIC, State of Florida
	Print NOTARY PUBLIC-STATE OF FLORIDA Name Lourdes R. Avino
STATE OF FLORIDA)	Commission # DD484942 Expires: OCI. 23, 2009 Bonded Thru Atlantic Bonding Co., Inc.
) SS.: COUNTY OF MIAMI-DADE)	Roudset title Virgine Saverille 1
,	
The foregoing instrument was acknowledge by Naclim M. Perez	owledged before me this 35 day of September as of me or who produced Codula Vonezuekas
OWNER, who is personally known to identification on behalf of the company.	me or who produced Codula Venezuelas
My commission expires:	D. L
wy commission capites.	NOTARY PUBLIC, State of Florida
	Print NOTARY PUBLIC-STATE OF FLORIDA Name Do Lourdes R. Avino
	Commission # DD484942 Expires: OCT. 23, 2009
	Bonded Thru Atlantic Bonding Co., Inc.

LEGAL DESCRIPTION

Lot 1 in Block 7 of Beacon at Doral, according to the Plat thereof, as recorded in Plat Book 164 at Pages 63, of the Public Records of Dade County, Florida, as amended.

FORM OF JOINDER TO BE EXECUTED

106

THIS INSTRUMENT PREPARED BY:	

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "<u>Owner</u>") of the following described property (the "<u>Property</u>"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation, ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on _______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder identical to this Joinder will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of the Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

OR BK 24955 PG 2353 LAST PAGE

of, 200	
WITNESSES:	OWNER
	Rv·
Print Name:	By:Name:
Print Name:	
WITNESSES:	OWNER
	By
Print Name:	By: Name:
	Title:
Print Name:	Date:
STATE OF FLORIDA)	
) SS.:	
COUNTY OF MIAMI-DADE)	
The foregoing instrument was acknown	wladged before me this day of
	wreaged before the this day of,
200 by OWNER who is personally known to	as of of as of
200 by OWNER, who is personally known to identification on behalf of the company.	wledged before me this day of,as of me or who produced as
identification on behalf of the company.	as of me or who produced as
200 by OWNER, who is personally known to identification on behalf of the company. My commission expires:	NOTARY PUBLIC, State of Florida
identification on behalf of the company.	NOTARY PUBLIC, State of Florida Print
identification on behalf of the company. My commission expires:	NOTARY PUBLIC, State of Florida
identification on behalf of the company. My commission expires: STATE OF FLORIDA)	NOTARY PUBLIC, State of Florida Print
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identification on behalf of the company. My commission expires: STATE OF FLORIDA) SS.: COUNTY OF MIAMI-DADE) The foregoing instrument was acknown.	NOTARY PUBLIC, State of Florida Print Name wledged before me this day of
identification on behalf of the company. My commission expires: STATE OF FLORIDA) SS.: COUNTY OF MIAMI-DADE) The foregoing instrument was acknown to the company.	NOTARY PUBLIC, State of Florida Print Name
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identification on behalf of the company. My commission expires: STATE OF FLORIDA) SS.: COUNTY OF MIAMI-DADE) The foregoing instrument was acknown to identification on behalf of the company.	NOTARY PUBLIC, State of Florida Print Name wledged before me this day of, as of me or who produced as NOTARY PUBLIC, State of Florida Print
identification on behalf of the company. My commission expires: STATE OF FLORIDA) SS.: COUNTY OF MIAMI-DADE) The foregoing instrument was acknown to identification on behalf of the company.	NOTARY PUBLIC, State of Florida Print Name wledged before me this day of, as of me or who produced as NOTARY PUBLIC, State of Florida

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Annual</u> District Capital Assessments Including Principal and Interest (see Sections 3.2 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments

my be higher in subsequent years based on actual budgets adopted by the District). Estimated Monthly District Estimated Monthly Estimated <u>Monthly</u> District Capital Assessments Type of Dwelling Unit (and Phase, District Operations Infrastructure Maintenance (Estimated Annual District if Applicable) Assessments Assessments Capital Assessments divided by (see Section 3.4 Below) (see Section 3.4 Below) 12) \$79.00 \$0.00 \$47.00 Townhomes

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE RONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated Total Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566.00

NHP PURCHASERS INITIALS

The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

NMP PURCHASER'S INITIALS

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

MP PURCHASER'S INITIALS

3. <u>District Finance and Assessments</u>. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

NMP PURCHASER'S INITIALS

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2

Purchager's Initials

3.1 <u>District Capital Assessments</u> . The principal of and interest on which will be payable fro <u>Capital Assessments</u> ") levied by the District on the profound to be specially benefited by the Public Infrastruct Capital Assessment to repay the bonds.	operty within the Development, which property is
Capital Assessment to Topay the bonds.	PURCHASER'S INITIALS
3.2 Amount. The estimated amoun principal and interest levied on each Dwelling Use (approximately \$79.00 per month), which sum shall be principal repayment period may not exceed thirty (30) Assessments including principal and interest expected over the term of the thirty (30) year Bonds is approximately approximately support the serious principal and interest expected over the term of the thirty (30) year Bonds is approximately support to the serious principal and interest expected over the term of the thirty (30) year Bonds is approximately support to the serious principal and interest levied on each Dwelling Use principal and interest expected and interest expected on each Dwelling Use principal and interest expected on each Dwelling Use principal and interest expected over the term of the thirty (30) year Bonds is approximately support to the serious principal and interest expected over the term of the thirty (30) year Bonds is approximately support to the serious principal and interest expected over the term of the thirty (30) year Bonds is approximately support to the serious principal and interest expected over the term of the serious principal and interest expected over the term of the serious principal and interest expected over the serious principal and interest expected ov	at of annual District Capital Assessments including init is expected to be approximately \$952.00 to payable annually for the term of the Bonds (the years). The aggregate amount of District Capital to be levied and imposed on each Dwelling Unit
3.3 <u>Prepay Option</u> . Each owner of aggregate amount of District Capital Assessments levie amount at any time will be equal to the remaining outst through the next applicable payment date due on the amount will decline each year as the District Capital As	f a Dwelling Unit has the option of prepaying the od on the owner's Dwelling Unit. The prepayment tanding pro rata share of principal and interest due bonds for each Dwelling Unit. Such prepayment
3.4 <u>District Administrative Ass</u> Assessments, the District will impose an annual non a and maintenance of its Public Infrastructure (collect Each Dwelling Unit shall be subject to District Administrative Assessments are derived is subto year and from time to time. During each of the anticipated that District Administrative Assessments for (approximately \$47.00 per month), per year per Dwell vary from year to year and from time to time.	dessments. In addition to District Capital and valorem assessment to fund District operations tively, "District Administrative Assessments"). inistrative Assessments. The budget from which be operated by the control of the District, it is in the Dwelling Unit will be approximately \$568.00
3.5 <u>District Assessments</u> . District Capital Assessments shall comprise the " <u>District Assestaxes</u> under Florida law, the District Assessments will County, Municipal, and School Board taxes, and are each year by the Miami-Dade County Tax Collector. District Assessments. Because a tax bill cannot be paid any other portion of the tax bill will result in the sale colors of title to the Dwelling Unit of the delinquent tax directly by the District, nonpayment could result in fore	Il constitute a lien coequal with the lien of State, expected to appear on the ad valorem tax bill sent. The Homestead Exemption is not applicable to the d in part, failure to pay the District Assessments or of tax certificates and could ultimately result in the payer through the issuance of a tax deed. If billed
PURCHASER:	PURCHASER:
e e e e e e e e e e e e e e e e e e e	x III
Print Name:	Print Name: Azu lie Au lini
Date:	Date: 1//> 3/0-
	(10

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131 CFN 2006R1000805 OR Bk 24920 Pss 3607 - 3609; (3pss) RECORDED 09/18/2006 15:52:05 HARVEY RUVIN, CLERK OF COURT MIANI-DADE COUNTY, FLORIDA

317

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 14th day of September, 2006.

WITNESSES:

Leilley Bloth

Print Name/ Ne / 14 B. Cateng

Odett L. Del Valle

Odett L. Del Valle

STATE OF FLORIDA

SS.:

COUNTY OF MIAMI-DADE

Odett L. Del Valle

The foregoing instrument was acknowledged before me this 14th day of September, 2006 by Odett L. Del Valle_a married woman, OWNER, who is personally known to me or who produced

Florida divers Ric as identification on behalf of the company.

My commission expires: Jan 13, 2010

NOTARK PUBLIC, State of Florida

NOTARK PUBLIC, State of Florida

Print Name

11

NELLY B. CATENA
Notary Public - State of Florida
My Commission Expires Jan 13, 2010
Commission # DD 471246
Bonded By National Notary Assn.

LEGAL DESCRIPTION

Lot 3, Block 7, BEACON AT DORAL, according to the plat thereof, as recorded in Plat Book 164, page 63, of the Public Records of Miami-Dade County, Florida.

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	
JOINDER IN THE NORTH DADE	COMMUNITY DEVELOPMENT DISTRICT
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	
Ladies and Gentlemen:	
The undersigned, being wher (the "Owner" City of Doral, Miami-Dade County, Florida, to-wit:	") of the following described property (the "Property"), in the
SEE EXHIBIT A ATTACHED	HERETO AND MADE A PART HEREOF
of the North Dade Community Development Distriction which include, the above running with the land. The Owner agrees for itself appointed as Owner's attorney in fact to execute of all documents required in connection with the CDD and is irrevocable. Each person acquiring title to the within the boundaries of the CDD and subject to a agrees that in the event of a re-sale, a Joinder ider successor in title and recorded in the public record	la corporation ("Lennar") and others in the pending creation ct (the "CDD") as described in that certain petition submitted by referred to parcel of land. This Joinder is a covenant and its successors and assigns that Lennar is hereby in behalf of Owner and its successors and assigns any and D. This grant of power of attorney is coupled with an interest the Property is put on notice that the Property will be included assessments respecting the CDD. Furthermore, Owner intical to this Joinder will be required to be executed by the is of Miami-Dade County, Florida. In the event that such usent conveyance of Property shall be deemed not to be
that Owner or any successor in title to Owner sign successor shall be bound to sign such document. Owner agrees for itself and its successors and assadvance, any person or entity failing to comply witl damages and not as a penalty. Additionally, Lenn paraprofessional fees and costs at trial and upon a person bound hereby.	reason Miami-Dade County and/or the City of Doral requires any document in connection with the CDD, Owner or its Any failure to do so will result in damages to Lennar and signs that because such damages cannot be determined in h this Joinder shall pay Lennar \$100,000 as liquidated ar shall be entitled to be reimbursed all attorney and appeal in the event it must enforce this Joinder against any
IN WITNESS WHEREOF, the undersigned h	as executed this Joinder on this day of
WITNESSES:	OWNER:
Print Name:	
Print Name:	
STATE OF FLORIDA	
) ss.: COUNTY OF MIAMI-DADE	
	before me this day of, 2 by , who is personally known to me or who produced sidentification.
My commission expires:	
,	NOTARY PUBLIC, State of Florida
	Print Name
	() /

Rev. 6/12/06

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Annual District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated <u>Annual</u> Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Monthly District Operations Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District <u>Infrastructure Maintenance</u> <u>Assessments</u> (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$47.00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566.00

PURCHASERS INITIALS

The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

x Dil purchaser's initials

The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

PURCHASER'S INITIALS

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Page 1 of 2 Purchaser's Initials X D D

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

the principal of and interest on which will be payable find to be specially benefited by the Public Infrastru Capital Assessment to repay the bonds.	roperty within the Development, which property is
Capital Assessment to repay the bonds.	X O PURCHASER'S INITIALS
3.2 Amount. The estimated amou principal and interest levied on each Dwelling I (approximately \$79.00 per month), which sum shall be principal repayment period may not exceed thirty (30) Assessments including principal and interest expected over the term of the thirty (30) year Bonds is approxim	nt of annual District Capital Assessments including Unit is expected to be approximately \$952.00 to payable annually for the term of the Bonds (the years). The aggregate amount of District Capital to be levied and imposed on each Dwelling Unit
3.3 <u>Prepay Option</u> . Each owner of aggregate amount of District Capital Assessments levial amount at any time will be equal to the remaining outs through the next applicable payment date due on the amount will decline each year as the District Capital A	of a Dwelling Unit has the option of prepaying the ed on the owner's Dwelling Unit. The prepayment standing pro rata share of principal and interest due bonds for each Dwelling Unit. Such prepayment ssessments are paid.
	y D purchaser's initials
3.4 <u>District Administrative As</u> Assessments, the District will impose an annual non and maintenance of its Public Infrastructure (collect Each Dwelling Unit shall be subject to District Administrative Assessments are derived is sult to year and from time to time. During each of the anticipated that District Administrative Assessments for (approximately \$47.00 per month), per year per Dwe vary from year to year and from time to time.	ad valorem assessment to fund District operations ctively, "District Administrative Assessments"). ininistrative Assessments. The budget from which bject to change each year, and may vary from year e first three (3) fiscal years of the District, it is or the Dwelling Unit will be approximately \$568.00
Capital Assessments shall comprise the "District Assessments shall comprise the "District Assestaxes under Florida law, the District Assessments with County, Municipal, and School Board taxes, and are each year by the Miami-Dade County Tax Collector. District Assessments. Because a tax bill cannot be paid any other portion of the tax bill will result in the sale loss of title to the Dwelling Unit of the delinquent tax directly by the District, nonpayment could result in for	ill constitute a lien coequal with the lien of State, expected to appear on the ad valorem tax bill sent. The Homestead Exemption is not applicable to the id in part, failure to pay the District Assessments or of tax certificates and could ultimately result in the trayer through the issuance of a tax deed. If billed
PURCHASER:	PURCHASER:
Print Name: ODETT DEC VALLE	
Print Name: ODETT DEL VAUE	Print Name:
Date: 10-5-05	Date:

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131 CFN 2006R1039220 OR Bk 24951 Pas 1348 - 1350; (3pas) RECORDED 09/27/2006 15:25:40 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

8/7

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 15th day of September, 2006.

WITNESSES:

Print Name:

Print Name:

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Jorge E. Sanchez

The foregoing instrument was acknowledged before me this 15th day of September, 2006 by Jorge E. Sanchez, a married man, OWNER, who is personally known to me or who produced

Divers De ause as identification on behalf of the company

SS.:

My commission expires:

JAN 13, 2010

NELLY B CATENA
Notary Public - State of Florida
My Commission Expires Jan 15, 2010
Commission # DD 471246
Bonded By National Notary Assn.

Ganz

NOTARY PUBLIC, State of Florida

Print Name

LEGAL DESCRIPTION

Lot 8, Block 7, BEACON AT DORAL, according to the plat thereof, as recorded in Plat Book 164, page 63, of the Public Records of Miami-Dade County, Florida.

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	
JOINDER IN THE NORTH D	ADE COMMUNITY DEVELOPMENT DETRIC
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	
Ladies and Gentlemen:	
The undersigned, being owner (the "Ov City of Doral, Miami-Dade County, Florida, to-	vner") of the following described property (the "Property"), in the wit:
SEE EXHIBIT À ATTACH	HED HERETO AND MADE A PART HEREOF
of the North Dade Community Development I on, which include, the running with the land. The Owner agrees for appointed as Owner's attorney in fact to execual documents required in connection with the and is irrevocable. Each person acquiring title within the boundaries of the CDD and subject agrees that in the event of a re-sale, a Joinde successor in title and recorded in the public re-	Florida corporation ("Lennar") and others in the pending creation District (the "CDD") as described in that certain petition submitted above referred to parcel of land. This Joinder is a covenant itself and its successors and assigns that Lennar is hereby ute on behalf of Owner and its successors and assigns any and CDD. This grant of power of attorney is coupled with an interest to the Property is put on notice that the Property will be included to assessments respecting the CDD. Furthermore, Owner ridentical to this Joinder will be required to be executed by the ecords of Miami-Dade County, Florida. In the event that such osequent conveyance of Property shall be deemed not to be
that Owner or any successor in title to Owner successor shall be bound to sign such docum Owner agrees for itself and its successors an advance, any person or entity failing to compl damages and not as a penalty. Additionally, I paraprofessional fees and costs at trial and uperson bound hereby.	any reason Miami-Dade County and/or the City of Doral requires sign any document in connection with the CDD, Owner or its ent. Any failure to do so will result in damages to Lennar and d assigns that because such damages cannot be determined in y with this Joinder shall pay Lennar \$100,000 as liquidated Lennar shall be entitled to be reimbursed all attorney and con appeal in the event it must enforce this Joinder against any
IN WITNESS WHEREOF, the undersign	ed has executed this Joinder on this day of
WITNESSES:	OWNER:
Print Name:	
Print Name:	
STATE OF FLORIDA	
) ss.: COUNTY OF MIAMI-DADE	
	lged before me this day of, 2 by NER, who is personally known to me or who produced _ as identification.
My commission expires:	. =
My commission expires:	NOTARY PUBLIC, State of Florida
	Print Name
	118

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Light the property was a part of the property of the prope

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Annual District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952,00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, If Applicable)	Estimated <u>Monthly</u> District <u>Operations</u> <u>Assessments</u> (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$47,00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE RONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566.00

TS__ PURCHASERS INITIALS

1. The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

PURCHASER'S INITIALS

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

CJS___ purchaser's initials

3. <u>District Finance and Assessments</u>. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

Page 1 of 2

c JS	PURCHASER'S	INITIALS
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MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

the principal of and interest on which will be payable from Capital Assessments") levied by the District on the product to be specially benefited by the Public Infrastruction Capital Assessment to repay the bonds.	operty within the Development, which property is		
	× JS purchaser's initials		
3.2 Amount. The estimated amount principal and interest levied on each Dwelling U (approximately \$79.00 per month), which sum shall be principal repayment period may not exceed thirty (30) Assessments including principal and interest expected over the term of the thirty (30) year Bonds is approximately	e payable annually for the term of the Bonds (the years). The aggregate amount of District Capital to be levied and imposed on each Dwelling Unit ately \$28,566.00.		
	N J PURCHASER'S INITIALS		
3.3 <u>Prepay Option</u> . Each owner of aggregate amount of District Capital Assessments levie amount at any time will be equal to the remaining outs through the next applicable payment date due on the amount will decline each year as the District Capital Assessments	tanding pro rata share of principal and interest due bonds for each Dwelling Unit. Such prepayment sessments are paid.		
-	purchaser's initials		
3.4 <u>District Administrative Assessments</u> . In addition to District Capital Assessments, the District will impose an annual non ad valorem assessment to fund District operations and maintenance of its Public Infrastructure (collectively, " <u>District Administrative Assessments</u> "). Each Dwelling Unit shall be subject to District Administrative Assessments. The budget from which District Administrative Assessments are derived is subject to change each year, and may vary from year to year and from time to time. During each of the first three (3) fiscal years of the District, it is anticipated that District Administrative Assessments for the Dwelling Unit will be approximately \$568.00 (approximately \$47.00 per month), per year per Dwelling Unit, after which time such assessments may vary from year to year and from time to time.			
	Y PURCHASER'S INITIALS		
3.5 <u>District Assessments</u> . District Administrative Assessments together with District Capital Assessments shall comprise the " <u>District Assessments</u> ." While the District Assessments are not taxes under Florida law, the District Assessments will constitute a lien coequal with the lien of State, County, Municipal, and School Board taxes, and are expected to appear on the ad valorem tax bill sent each year by the Miami-Dade County Tax Collector. The Homestead Exemption is not applicable to the District Assessments. Because a tax bill cannot be paid in part, failure to pay the District Assessments or any other portion of the tax bill will result in the sale of tax certificates and could ultimately result in the loss of title to the Dwelling Unit of the delinquent taxpayer through the issuance of a tax deed. If billed directly by the District, nonpayment could result in foreclosure on and loss of title to the Dwelling Unit.			
	× JS purchaser's initials		
PURCHASER:	PURCHASER:		
* Jose & fundament			
Print Name: Troje Sononez	Print Name:		
Date: 02-27-06	Date:		



THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131 PECORO ANO RETURN TO: NORTH AMERICAN TITLE COMPANY 780 4.W. 107 Avenue, Suite 100 Maahi, Fl. 33172 CFN 2006R1032350 OR Bk 24945 Pas 1710 - 1712; (3pas RECORDED 09/26/2006 13:51:05 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

9/-

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 20th day of September, 2006.

Print Name: Eduardo Montano
Antonio Di Perna
Carola Di Perna
Carola Di Perna

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

SSS::

The foregoing instrument was acknowledged before me this 20th day of September, 2006 by Antonio Di Perna and Carola Di Perna, hospand and wife, OWNER, who is personally known to me or who produced

as identification on behalf of the company

My commission expires:

NOTARY RUBLIO, State of Florida

Eduardo Montano

Print Name

EDUARDO MONTANO
MY COMMISSION # DD 320513
EXPIRES: May 18, 2008
Bonded Trru Notary Public Underwriters

12

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LEGAL DESCRIPTION

Lot 9, Block 7, BEACON AT DORAL, according to the plat thereof, as recorded in Plat Book 164, page 63, of the Public Records of Miami-Dade County, Florida.

(Dre

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FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	
IOINDED IN THE MODELL D	
JOINDER IN THE NORTH DA	ADE COMMUNITY DEVELOPMENT DISTRICT
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	
Ladies and Gentlemen:	
The undersigned, being owner (the "Ow City of Doral, Miami-Dade County, Florida, to-v	rner") of the following described property (the "Property"), In he wit:
SEE EXHIBIT Á ATTACH	ED HERETO AND MADE A PART HEREOF
of the North Dade Community Development D on, which include, the a running with the land. The Owner agrees for it appointed as Owner's attorney in fact to executed all documents required in connection with the land is irrevocable. Each person acquiring title within the boundaries of the CDD and subject that agrees that in the event of a re-sale, a Joinder successor in title and recorded in the public reductive. Without limiting the foregoing, in the event for a re-sale, and subject that in the event of a re-sale, and subject that in th	lorida corporation ("Lennar") and others in the pending creation istrict (the "CDD") as described in that certain petition submitted above referred to parcel of land. This Joinder is a covenant itself and its successors and assigns that Lennar is hereby the on behalf of Owner and its successors and assigns any and CDD. This grant of power of attorney is coupled with an interest to the Property is put on notice that the Property will be included to assessments respecting the CDD. Furthermore, Owner identical to this Joinder will be required to be executed by the cords of Miami-Dade County, Florida. In the event that such sequent conveyance of Property shall be deemed not to be
that Owner or any successor in title to Owner s successor shall be bound to sign such docume Owner agrees for itself and its successors and advance, any person or entity failing to comply damages and not as a penalty. Additionally, Li	sign any document in connection with the CDD, Owner or its ent. Any failure to do so will result in damages to Lennar and assigns that because such damages cannot be determined in with this Joinder shall pay Lennar \$100,000 as liquidated ennar shall be entitled to be reimbursed all attorney and on appeal in the event it must enforce this Joinder against any
IN WITNESS WHEREOF, the undersigne	ed has executed this Joinder on this day of
WITNESSES:	OWNER:
Print Name:	- WARE
Print Name:	
STATE OF FLORIDA	
COUNTY OF MIAMI-DADE	
	ged before me this day of, 2 by ER, who is personally known to me or who produced _ as identification.
My commission expires:	NOTARY DURI IC State of Florida
	NOTARY PUBLIC, State of Florida
	Print Name

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District)

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Annual</u> District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Monthly District Operations Assessments (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated Monthly District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$ 47.00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE RONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566.00
		A CHIPPIRCHASERS INITIAL

The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

District Finance and Assessments. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

_CULF PURCHASER'S INITIALS

CALP PURCHASER'S INITIALS

COUP PURCHASER'S INITIALS

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2

Purchaser's Initials Cour

the principal of and interest on which will be payable fr Capital Assessments") levied by the District on the profound to be specially benefited by the Public Infrastruct Capital Assessment to repay the bonds.	operty within the Development, which property is cture. Each Dwelling Unit is subject to a District
	CO1/FUNCHASER'S INITIALS
3.2 Amount. The estimated amoun principal and interest levied on each Dwelling Un (approximately \$79.00 per month), which sum shall be principal repayment period may not exceed thirty (30) Assessments including principal and interest expected over the term of the thirty (30) year Bonds is approximately	payable annually for the term of the Bonds (the years). The aggregate amount of District Capital to be levied and imposed on each Dwelling Unit
	201-PURCHASER'S INITIALS
3.3 <u>Prepay Option</u> . Each owner of aggregate amount of District Capital Assessments levie amount at any time will be equal to the remaining outst through the next applicable payment date due on the bamount will decline each year as the District Capital As	anding pro rata share of principal and interest due bonds for each Dwelling Unit. Such prepayment sessments are paid.
- -	CLIP PURCHASER'S INITIALS
Assessments, the District will impose an annual non a and maintenance of its Public Infrastructure (collect Each Dwelling Unit shall be subject to District Admin District Administrative Assessments are derived is subject of year and from time to time. During each of the anticipated that District Administrative Assessments for (approximately \$47.00 per month), per year per Dwell vary from year to year and from time to time.	d valorem assessment to fund District operations ively, "District Administrative Assessments"). inistrative Assessments. The budget from which ject to change each year, and may vary from year first three (3) fiscal years of the District, it is the Dwelling Unit will be approximately \$568.00
Capital Assessments shall comprise the "District Assessments taxes under Florida law, the District Assessments will County, Municipal, and School Board taxes, and are each year by the Miami-Dade County Tax Collector. To District Assessments. Because a tax bill cannot be paid any other portion of the tax bill will result in the sale of loss of title to the Dwelling Unit of the delinquent taxp directly by the District, nonpayment could result in force	constitute a lien coequal with the lien of State, expected to appear on the ad valorem tax bill sent. The Homestead Exemption is not applicable to the lin part, failure to pay the District Assessments or f tax certificates and could ultimately result in the payer through the issuance of a tax deed. If billed
PURCHASER:	PURCHASER:
Print Name: ANTONIO DI PERUA	Frint Name: CAROLA DI GERNA
Date: 8- 30:06	Date:



THIS INSTRUMENT PREPARED BY:

Patricia Kimbali Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131

OR Bk 25037 Pas 4631 - 4633; (3pas) RECORDED 10/24/2006 14:06:49 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

111

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as ilquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 7th day of September, 2006.

ndo Perez, Managing Member

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 7th day of September, 2006 by Wind Thrust Capital, LLC, a Florida limited liability company, OWNER, who is/personally known to me or who produced Florida Drivers License as Identification on behalf of the company.

My commission expires:

Den-1831 NOTARY PUBLIC, State of Florida

Scarlett A. Oliva Print Name

BCAPLETT OLIVA MY COMMISSION # DD 188225 EXPIRES: June 13, 2007 ded Taru No

LEGAL DESCRIPTION

Lot 1, Block 11, BEACON AT DORAL, according to the plat thereof, as recorded in Piat Book 164, Page 63, of the Public Records of Miami-Dade County, Florida.

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	SAMPLE
	- TIPLE
JOINDER IN THE NORTH DAD	E COMMUNITY DEVELOPMENT DISTRICT
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	
Ladies and Gentlemen:	
The undersigned, being owner (the "Owner City of Doral, Miami-Dade County, Florida, to-wit:	") of the following described property (the "Property"), in the
SEE EXHIBIT A ATTACHED	HERETO AND MADE A PART HEREOF
of the North Dade Community Development Distriction, which include, the aborunning with the land. The Owner agrees for itself appointed as Owner's attorney in fact to execute all documents required in connection with the CDI and is irrevocable. Each person acquiring title to within the boundaries of the CDD and subject to a agrees that in the event of a re-sale, a Joinder ide successor in title and recorded in the public record	da corporation ("Lennar") and others in the pending creation (ct (the "CDD") as described in that certain petition submitted we referred to parcel of land. This Joinder is a covenant f and its successors and assigns that Lennar is hereby on behalf of Owner and its successors and assigns any and D. This grant of power of attorney is coupled with an interest the Property is put on notice that the Property will be included assessments respecting the CDD. Furthermore, Owner entical to this Joinder will be required to be executed by the ds of Miami-Dade County, Florida. In the event that such quent conveyance of Property shall be deemed not to be
that Owner or any successor in title to Owner sign successor shall be bound to sign such document. Owner agrees for itself and its successors and as advance, any person or entity failing to comply with damages and not as a penalty. Additionally, Lenr paraprofessional fees and costs at trial and upon person bound hereby.	y reason Miami-Dade County and/or the City of Doral requires in any document in connection with the CDD, Owner or its. Any fallure to do so will result in damages to Lennar and signs that because such damages cannot be determined in the this Joinder shall pay Lennar \$100,000 as liquidated har shall be entitled to be reimbursed all attorney and appeal in the event it must enforce this Joinder against any
IN WITNESS WHEHEOF, the undersigned to	has executed this Joinder on this day of
WITNESSES:	OWNER
Print Name:	
Print Name:	
STATE OF FLORIDA) 88.:	
COUNTY OF MIAMI-DADE	
	i before me this day of 2 by R, who is personally known to me or who produced as identification.
After commission curlings	
My commission expires:	NOTARY PUBLIC, State of Florida
	Print Name
Day suape	

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Uni if Applicat		Estimated <u>Annual</u> District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhom	es	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Monthly</u> District <u>Operations</u> <u>Assessments</u> (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$47.00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566,00

the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

District Finance and Assessments. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

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3.1 <u>District Capital Assessments</u> the principal of and interest on which will be payable <u>Capital Assessments</u> ") levied by the District on the found to be specially benefited by the Public Infrast Capital Assessment to repay the bonds.	property within the Danielannana
	PURCHASER'S INITIALS
3.2 Amount. The estimated amo principal and interest levied on each Dwelling (approximately \$79.00 per month), which sum shall principal repayment period may not exceed thirty (30 Assessments including principal and interest expecte over the term of the thirty (30) year Bonds is approximately 3.2.	be payable annually for the term of the Bonds (the D) years). The aggregate amount of District Capital of to be levied and imposed on each Divelling Unit
	~ · · · -
3.3 <u>Prepay Option</u> . Each owner aggregate amount of District Capital Assessments lev amount at any time will be equal to the remaining out through the next applicable payment date due on the amount will decline each year as the District Capital A	standing pro rata share of principal and interest due
	PURCHASER'S INITIALS
3.4 <u>District Administrative As</u> Assessments, the District will impose an annual non and maintenance of its Public Infrastructure (collected District Administrative Assessments are derived is su to year and from time to time. During each of the anticipated that District Administrative Assessments for (approximately \$47.00 per month), per year per Dwe vary from year to year and from time to time. 3.5 <u>District Assessments</u> . District Capital Assessments shall comprise the " <u>District Assestative Assessments</u> wire County, Municipal, and School Board taxes, and are each year by the Miami-Dade County Tax Collector. District Assessments. Because a tax bill cannot be pair any other portion of the tax bill will result in the sale of loss of title to the Dwelling Unit of the delinquent tax directly by the District, nonpayment could result in fore	ad valorem assessment to fund District operations ctively, "District Administrative Assessments"). ninistrative Assessments. The budget from which bject to change each year, and may vary from year e first three (3) fiscal years of the District, it is or the Dwelling Unit will be approximately \$568.00 lling Unit, after which time such assessments may PURCHASER'S INITIALS Administrative Assessments together with District essments." While the District Assessments are not all constitute a lien coequal with the lien of State, expected to appear on the ad valorem tax bill sent. The Homestead Exemption is not applicable to the d in part, failure to pay the District Assessments or of tax certificates and could ultimately result in the payer through the isomerous of a tax dead.
PURCHASER:	PURCHASER:
Print Name: Wind Marst Orgital, UC	Print Name:
Date: 10-7-05	Date:



THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131 CFN 2006R0937440

OR Bk 24866 F9s 1389 - 1391; (309s)
RECORDED 08/31/2006 15:43:02
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

2/1

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 28th day of August, 2006.

Milega & Care to

Print Name: Milega D. Carrillo

Youssef Ajami

Youssef Ajami

Youssef Ajami

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

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Youssef Ajami

Yousse

The foregoing instrument was acknowledged before me this 28th day of August, 2006 by Youssef Ajami, an unmarried man, OWNER, who is personally known to me or who produced as identification on behalf of the company.

My commission expires:

MILAGRO D. CARRILLO
Notary Public - State of Florida
My Commission Expires Dec 16, 2009
Commission # DD 485907
Bonded By National Notary Assn.

NOTARY DUBLIC, State of Florida

Mago . ARRILLO

Print Name

LEGAL DESCRIPTION

Lot 2, Block 11, BEACON AT DORAL, according to the plat thereof, as recorded in Plat Book 164, page 63, of the Public Records of Miami-Dade County, Florida.

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FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:

JOINDER IN THE NORTH DA	ADE COMMUNITY DEVELOPMENT DISTRICT
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	
Ladies and Gentlemen:	
The undersigned, being owner (the Cw City of Doral, Miami-Dade County, Florida, 10-1	ger") of the following described property (the "Property"), in the wit:
SEE EXHIBIT A ATTACH	ED HERETO AND MADE A PART HEREOF
of the North Dade Community Development Don, which include, the a running with the land. The Owner agrees for it appointed as Owner's attorney in fact to execute all documents required in connection with the dand is irrevocable. Each person acquiring title within the boundaries of the CDD and subject agrees that in the event of a re-sale, a Joinder successor in title and recorded in the public reduced in the	lorida corporation ("Lennar") and others in the pending creation istrict (the "CDD") as described in that certain petition submitted above referred to parcel of land. This Joinder is a covenant Iself and its successors and assigns that Lennar is hereby at eon behalf of Owner and its successors and assigns any and CDD. This grant of power of attorney is coupled with an interest to the Property is put on notice that the Property will be included to assessments respecting the CDD. Furthermore, Owner identical to this Joinder will be required to be executed by the cords of Miami-Dade County, Florida. In the event that such is sequent conveyance of Property shall be deemed not to be any reason Miami-Dade County and/or the City of Doral requires sign any document in connection with the CDD, Owner or its ent. Any failure to do so will result in damages to Lennar and diassigns that because such damages cannot be determined in with this Joinder shall pay Lennar \$100,000 as liquidated tennar shall be entitled to be reimbursed all attorney and born appeal in the event it must enforce this Joinder against any
IN WITNESS WHEREOF, the undersigned	ed has executed this Joinder of this day of
WITNESSES:	SWN ER
Print Name:	
Print Name:	
STATE OF FLORIDA	
) ss.:	
COUNTY OF MIAMI-DADE	
, OWN	ged before me this day of, 2 by NER, who is personally known to me or who produced as identification.
My commission expires:	NOTARY PUBLIC, State of Florida
	Print Name
	2 1
Rev. 6/12/06	133 XA

2/11

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be biches in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Annual</u> District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated <u>Annual</u> Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, If Applicable)	Estimated <u>Monthly</u> District <u>Operations</u> <u>Assessments</u> (see Section 3.4 Below)	Estimated <u>Monthly</u> District <u>Infrastructure Maintenance</u> <u>Assessments</u> (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$47.00	\$0.00	\$7 9.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839,00	\$28,566.00

1. The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

× y-A purchaser's initials

×Vi Purchaser's initials

3. <u>District Finance and Assessments</u>. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2

Purchaser's Initials X

__ PURCHASER'S INITIALS

Capital Assessments") levied by the District on the	nts. The District expects to issue bonds (the "Bonds"), ble from non ad valorem special assessments ("District the property within the Development, which property is astructure. Each Dwelling Unit is subject to a District
	Y PURCHASER'S INITIALS
(approximately \$79.00 per month), which sum sha principal repayment period may not exceed thirty	nount of annual District Capital Assessments including g Unit is expected to be approximately \$952.00 all be payable annually for the term of the Bonds (the (30) years). The aggregate amount of District Capital steed to be levied and imposed on each Dwelling Market
22 27	PURCHASER'S INITIALS
amount at any time will be equal to the remaining	er of a Dwelling Unit has the option of prepaying the evied on the owner's Dwelling Unit. The prepayment outstanding pro rata share of principal and interest due the bonds for each Dwelling Unit. Such prepayment Assessments are paid.
	× V. A. PURCHASER'S INITIALS
Each Dwelling Unit shall be subject to District Administrative Assessments are derived is to year and from time to time. During each of anticipated that District Administrative Assessments	on ad valorem assessment to fund District operations lectively, "District Administrative Assessments"). dministrative Assessments. The budget from which subject to change each year, and may vary from year the first three (3) fiscal years of the District, it is for the Dwelling Unit will be approximately \$568.00 welling Unit, after which time such assessments may
	Y - PURCHASER'S INITIALS
3.5 <u>District Assessments.</u> District Assessments. District Assessments shall comprise the " <u>District Assessments was under Florida law</u> , the District Assessments was County, Municipal, and School Board taxes, and are each year by the Miami-Dade County Tax Collector. District Assessments. Because a tax bill cannot be proportion of the tax bill will result in the sale loss of title to the Dwelling, Unit of the delinquent ta directly by the District, nonpayment could result in for	ct Administrative Assessments together with District sessments." While the District Assessments are not will constitute a lien coequal with the lien of State, e expected to appear on the ad valorem tax bill sent. The Homestead Exemption is not applicable to the aid in part, failure to pay the District Assessments or of tax certificates and could ultimately result in the
PURCHASER:	PURCHASER:
× YOU (Sel Agam;	
Print Name: Pousses Ajami	Print Name:
Date:7/7/06	Date:
•	

Page 2 of 2



THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131 CFN 2006R1006675 DR Bk 24925 Pas 1015 - 1017; (Zpas RECORDED 09/19/2006 17:25:14 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

3/16

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 11th day of September, 2006.

WITNESSES:		
Print Name: Victoria T. Abrahantes	Adelina Vives Ordaz	
Print Name: Mariana Oramas		
STATE OF FLORIDA)	
COUNTY OF MIAMI-DADE) ss.:)	

The foregoing instrument was acknowledged before me this 11th day of September, 2006 by Adelina livas Ordaz, an unmarried woman, OWNER, who is personally known to me or who produced as identification on behalf of the company,

My commission expires:

VICTORIA T. ABRAHANTES
MY COMMISSION # DD 389674
EXPIRES: February 10, 2009
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC, State of Florida
Victoria T. Abrahantes

Print Name

LEGAL DESCRIPTION

Lot 3, Block 11, BEACON AT DORAL, according to the Plat thereof, as recorded in Plat Book 164, Page 63, of the Public Records of Miami-Dade County, Florida.

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:

	MMUNITY DEVELOPMENT DISTRICT
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	
Ladies and Gentlemen:	
does hereby join with Langer Flores, Inc., a Florida cor of the North Dade Scannerity Development District (the	e "CDD") as described in that certain petition submitted erred to parcel of land. This Joinder is a covenant its successors and assigns that Lennar is hereby half of Owner and its successors and assigns any and is grant of power of attorney is coupled with an interest operty is put on notice that the Property will be included ments respecting the CDD. Furthermore, Owner to this Joinder will be required to be executed by the diami-Dade County Florida. In the event that such
Without limiting the foregoing, in the event for any reasor that Owner or any successor in title to Owner sign any disuccessor shall be bound to sign such document. Any fowner agrees for itself and its successors and assigns to advance, any person or entity failing to comply with this damages and not as a penalty. Additionally, Lennar shaparaprofessional fees and costs at trial and upon appeal person bound hereby. IN WITNESS WHEREOF, the undersigned has exemple.	incomment in connection with the CDD, Owner or its allure to do so will result in damages to Lennar and that because such damages cannot be dermined in Joinder shall pay Lennar \$100,000 as the deal be entitled to be reigned attorn and I in the event it make history shill loinde gainst any
WITNESSES:	OWNER:
Print Name:	
Print Name:	
STATE OF FLORIDA	
) ss.: COUNTY OF MIAMI-DADE	
The foregoing instrument was acknowledged be OWN	methis dev of, 2 by
dy commission expires:	together.
ny commission expires:	NOTARY PUBLIC, State of Florida
	Print Name

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Annual District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Monthly</u> District <u>Operations</u> Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$47.00	\$0.00	\$ 79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566.00

A±VO PURCHASERS INITIALS

1. The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

At VO PURCHASER'S INITIALS

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

__AJ_VO_ PURCHASER'S INITIALS

3. <u>District Finance and Assessments</u>. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

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Milan by Lennar North Dade CDD Notice
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Page 1 of 2 Purchaser's In

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3.1 <u>District Capital Assessments.</u> the principal of and interest on which will be payable fi	The District expects to issue bonds (the "Bonds"),	
<u>Capital Assessments</u> ") levied by the District on the pr		
found to be specially benefited by the Public Infrastru	cture. Each Dwelling Unit is subject to a District	
Capital Assessment to repay the bonds.		
- -	AT VO PURCHASER'S INITIALS	
3.2 Amount. The estimated amount principal and interest levied on each Dwelling U (approximately \$79.00 per month), which sum shall be principal repayment period may not exceed thirty (30) Assessments including principal and interest expected over the term of the thirty (30) year Bonds is approximately	e payable annually for the term of the Bonds (the years). The aggregate amount of District Capital to be levied and imposed on each Dwelling Unit	
	ALUO PURCHASER'S INITIALS	
3.3 <u>Prepay Option</u> . Each owner of aggregate amount of District Capital Assessments levie amount at any time will be equal to the remaining outs through the next applicable payment date due on the amount will decline each year as the District Capital Assessments	tanding pro rata share of principal and interest due bonds for each Dwelling Unit. Such prepayment	
	AT UT PURCHASER'S INITIALS	
3.4 <u>District Administrative Assessments</u> . In addition to District Capital Assessments, the District will impose an annual non ad valorem assessment to fund District operations and maintenance of its Public Infrastructure (collectively, " <u>District Administrative Assessments</u> "). Each Dwelling Unit shall be subject to District Administrative Assessments. The budget from which District Administrative Assessments are derived is subject to change each year, and may vary from year to year and from time to time. During each of the first three (3) fiscal years of the District, it is anticipated that District Administrative Assessments for the Dwelling Unit will be approximately \$568.00 (approximately \$47.00 per month), per year per Dwelling Unit, after which time such assessments may vary from year to year and from time to time.		
	AJVO purchaser's initials	
2.5 <u>District Assessments</u> . District Administrative Assessments together with District Capital Assessments shall comprise the " <u>District Assessments</u> ." While the District Assessments are not taxes under Florida law, the District Assessments will constitute a lien coequal with the lien of State, County, Municipal, and School Board taxes, and are expected to appear on the ad valorem tax bill sent each year by the Miami-Dade County Tax Collector. The Homestead Exemption is not applicable to the District Assessments. Because a tax bill cannot be paid in part, failure to pay the District Assessments or any other portion of the tax bill will result in the sale of tax certificates and could ultimately result in the loss of title to the Dwelling Unit of the delinquent taxpayer through the issuance of a tax deed. If billed directly by the District, nonpayment could result in foreclosure on and loss of title to the Dwelling Unit.		
,	AT VO PURCHASER'S INITIALS	
PURCHASER:	PURCHASER:	
Print Name: Adelina Vivas Ordaz	Print Name:	
Print Name: ADPLICA VIVAS OCAQZ Date: Ob/Db/Db	Date:	
a de la companya de		

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice



THIS INSTRUMENT PREPARED BY:

Patricia Kimbali Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131

CFN 2004R0978254 OR Bk 24901 Pas 3360 ~ 3362; (399 RECORDED 09/12/2006 16:08:38 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

4/11

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted , which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its

Owner agrees for itself and its successors and assign advance, any person or entity failing to comply with the damages and not as a penalty. Additionally, Lennar s	by failure to do so will result in damages to Lennar and so that because such damages cannot be determined in his Joinder shall pay Lennar \$100,000 as liquidated shall be entitled to be reimbursed all attorney and eal in the event it must enforce this Joinder against any
IN WITNESS WHEREOF, the undersigned has	executed this Joinder on this 31st day of August, 2006.
WITNESSES:	
Print Name: Da-1-1 Black Print Name: Mariana Oramas	Functional Foods, Inc., a Florida Company BY: Jorge Bilda, Secretary
STATE OF FLORIDA) ss.: COUNTY OF MIAMI-DADE)	`
Foods, Inc., a Florida corporation, OWNER, who is pe	efore me this 31st day of August, 2006 by Functional ersonally known to me or who produced dentification on behalf of the company.
My commission expires:	NOTARY PUBLIC, State of Florida
SLARITA A: HOSA MY COMMISSION # DD 423663 EXP[RES: August 28, 2009 Orificed This Nationy Public Underwriters	Print Name

LEGAL DESCRIPTION

Lot 4, Block 11, BEACON AT DORAL, according to the Plat thereof, as recorded in Plat Book 164, Page 63, of the Public Records of Miami-Dade County, Florida.

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	SAMPLE
JOINDER IN THE NORTH DAD	E COMMUNITY DEVELOPMENT DISTRIC
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	
Ladies and Gentlemen:	
The undersigned, being owner (the "Owner City of Doral, Miami-Dade County, Florida, to-wit:	r") of the following described property (the "Property"), in the
SEE EXHIBIT A ATTACHED	HERETO AND MADE A PART HEREOF
of the North Dade Community Development Distron, which include, the aborunning with the land. The Owner agrees for itse appointed as Owner's attorney in fact to execute all documents required in connection with the CD and is irrevocable. Each person acquiring title to within the boundaries of the CDD and subject to a agrees that in the event of a re-sale, a Joinder ide successor in title and recorded in the public recording and the content of the community of the communi	ida corporation ("Lennar") and others in the pending creation rict (the "CDD") as described in that certain petition submitted by the referred to parcel of land. This Joinder is a covenant of and its successors and assigns that Lennar is hereby on behalf of Owner and its successors and assigns any and it. This grant of power of attorney is coupled with an interest the Property is put on notice that the Property will be included assessments respecting the CDD. Furthermore, Owner entical to this Joinder will be required to be executed by the dos of Miami-Dade County, Florida. In the event that such quent conveyance of Property shall be deemed not to be any reason Miami-Dade County and/or the City of Doral requires any document in connection with the CDD, Owner or its. Any failure to do so will result in damages to Lennar and assigns that because such damages cannot be determined in the this Joinder shall pay Lennar \$100,000 as liquidated mar shall be entitled to be reimbursed all attorney and appeal in the event it must enforce this Joinder against any thas executed this Joinder on this day of
WITNESSES:	OWNER:
Print Name:	
Print Name:	
STATE OF FLORIDA	
) ss.: COUNTY OF MIAMI-DADE	
	d before me this day of, 2 by R, who is personally known to me or who produced as identification.
My commission expires:	NOTARY PUBLIC, State of Florida
143	Print Name

Rev. 6/12/06

NORTH DADE CDD NOTICE

ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Annual District Capital Assessments including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated <u>Annual</u> Administrative Assessments (Includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952,00	\$568.00	\$1,520.00

Table 2 Breakdown of Estimated monthly district assessments for each of the first three (3) fiscal YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Monthly District Operations Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District Infrestructure Maintenance Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$47.00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rate share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839,00	\$28,566,00

The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

PURCHASER'S INITIALS District Finance and Assessments. The current plan/is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the

Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

PURCHASER'S INITIALS

PURCHASER'S INITIALS

3.1 <u>District Capital Assessments</u> . The principal of and interest on which will be payable from <u>Capital Assessments</u> ") levied by the District on the propround to be specially benefited by the Public Infrastructor Capital Assessment to repay the bonds.	perty within the Development, which property is
	PURCHASER'S INITIALS
3.2 Amount. The estimated amount principal and interest levied on each Dwelling Un (approximately \$79.00 per month), which sum shall be principal repayment period may not exceed thirty (30) y Assessments including principal and interest expected to over the term of the thirty (30) year Bonds is approximate.	payable annually for the term of the Bonds (the ears). The aggregate amount of District Capital to be levied and imposed on each Dwelling Unit
	PURCHASER'S INITIALS
3.3 <u>Prepay Option</u> . Each owner of aggregate amount of District Capital Assessments levied amount at any time will be equal to the remaining outstathrough the next applicable payment date due on the bamount will decline each year as the District Capital Ass	inding pro rata share of principal and interest due onds for each Dwelling Unit. Such prepayment
	PURCHASER'S INITIALS
3.4 <u>District Administrative Asse</u> Assessments, the District will impose an annual non ac and maintenance of its Public Infrastructure (collecti Each Dwelling Unit shall be subject to District Admin District Administrative Assessments are derived is subj to year and from time to time. During each of the anticipated that District Administrative Assessments for (approximately \$47.00 per month), per year per Dwelli vary from year to year and from time to time.	vely, " <u>Pistrict Administrative Assessments</u> "). nistrative Assessments. The budget from which ect to change each year, and may vary from year first three (3) fiscal years of the District, it is the Dwelling Unit will be approximately \$568.00
	PURCHASER'S INITIALS
3.5 <u>District Assessments</u> . District Capital Assessments shall comprise the " <u>District Assessments</u> under Florida law, the District Assessments will County, Municipal, and School Board taxes, and are each year by the Miami-Dade County Tax Collector. To District Assessments. Because a tax bill cannot be paid any other portion of the tax bill will result in the sale oloss of title to the Dwelling Unit of the delinquent taxp directly by the District, nonpayment could result in force	constitute a lien coequal with the lien of State, spected to appear on the ad valorem tax bill sent the Homestead Exemption is not applicable to the in part, failure to pay the District Assessments or I tax certificates and could ultimately result in the ayer through the issuance of a tax deed. If billed closure on and loss of title to the Dwelling Unit.
	PURCHASER'S INITIALS
PURCHASER:	PURCHASER:
1	√
Print Name: Troposal Fronts Inc.	Print Name:
Date:	Date:
4	

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131

CFN 2004R0943033 OR Bk 24887 Pss 3737 - 3739; (3pss) RECORDED 09/08/2006 16:47:34 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

5/11

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted , which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 31st day of August, 2006.

WITNESSES:	
Dew Hartines	
Print Name: EZENA MARTINEZ	Amasvide Rodriguez
Inaurea Oraev	_
Print Name: Mariana Oramas	_
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) ss.:)
The foregoing instrument was acknow	wiedged before me this 31st day of August, 2006 by Amas
Dedicate a married than OWNED who is	

vido

narried man, OWINER as identification on behalf of the company.

My commission expires:

ELENA MARTINEZ Notary Public - State of Florida My Commission Expires Jul 19, 2009 Commission # DD 452755 Bonded By National Notary Assn

NOTARY PUBLIC. State of Florida

ELENA MARTINEZ

Print Name

LEGAL DESCRIPTION

Lot 5, Block 11, BEACON AT DORAL, according to the plat thereof, as recorded in Plat Book 164, page 63, of the Public Records of Miami-Dade County, Florida.

,47

QN

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	
JOINDER IN LAKES BY THE BAY SOU SPECIAL TAXIN	
TO: MIAMI-DADE COUNTY	
Ladies and Gentlemen:	
The undersigned, being owner (the "Owner") of the following Miami-Dade County, Florida, to-wit:	ollowing described property (the "Property"), in
SEE EXHIBIT A ATTACHED HERETO	
does hereby join with Lennar Land Partner, a Florida generator creation of the Lakes by the Bay Sod Quarter and Secribed in Petition submitted on April 21, 2006 which industries a covenant running with the land. The Owner, at Lennar Land Partners is hereby appointed as Owner atto successors and assigns any and all documents required in attorney is coupled with an interest and is irrevocable. Each notice that the Property will be included within the District at Furthermore, Owner agrees that in the event of a re-sale, as be executed by the successor in title and recorded in the pevent that such Joinder is not executed and recorded, any deemed not to be effective.	grive Guard Special Taxing District (the District) as citizen, the above referred to parcel of land. This grees or itself and its successors and assigns that greey in fact to execute on behalf of Owner and its connection with the Petition. This grant of power of the person equiring title to the Property is put on and subject to assessments respecting District. A Joinder identical to this Joinder will be required to ublic records of Miamir Dade County, Florida. In the
Without limiting the foregoing, in the event for any reason is successor in title to Owner sign any document in connection bound to sign such document. Any failure to do so will result agrees for itself and its successors and assigns that becaut any person or entity failing to comply with this Joinder shall damages and not as a penalty. Additionally, Lennar Land attorney and paraprofessional fees and costs at trial and upagainst any person bound hereby.	on with the District, Owner or its successor shall be ult in damages to Lennar Land Partners and Owner ise such damages cannot be determined in advance, I pay Lennar Land Partners \$100,000 as liquidated Partners shall be entitled to be reimbursed all
IN WITNESS WHEREOF, the undersigned has exec	cuted this Joinder on this day of
WITNESSES:	OWNER:
Print Name:	
Print Name:	
STATE OF FLORIDA	
) ss.: COUNTY OF MIAMI-DADE	
The foregoing instrument was acknowledged before a common	personally known to me or who produced
My commission expires:	
	NOTARY PUBLIC, State of Florida
	Print Name

Rev. 9/06/05

5/11

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Annual District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, If Applicable)	Estimated Monthly District Operations Assessments (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated Monthly District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$47.00	\$0.00	\$79.00

Table 2 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phage, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566.00

1. The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

District Finance and Assessments. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

PURCHASER'S INITIALS

PURCHASER'S INITIALS

PURCHASER'S INITIALS

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2

7

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the principal of and interest on which will be payable fro <u>Capital Assessments</u> ") levied by the District on the profound to be specially benefited by the Public Infrastruc Capital Assessment to repay the bonds.	perty within the Development, which property is ture. Each Dwelling Unit is subject to a District PURCHASER'S INITIALS
principal and interest levied on each Dwelling Un (approximately \$79.00 per month), which sum shall be principal repayment period may not exceed thirty (30). Assessments including principal and interest expected to over the term of the thirty (30) year Bonds is approximately approximately approximately approximately the principal and interest expected to over the term of the thirty (30) year Bonds is approximately the principal and interest expected to over the term of the thirty (30) year Bonds is approximately the principal and interest expected to the pri	payable annually for the term of the Bonds (the years). The aggregate amount of District Capital to be levied and imposed on each Dwelling Unit
se ²	PURCHASER'S INITIALS
3.3 <u>Prepay Option</u> . Each owner of aggregate amount of District Capital Assessments levied amount at any time will be equal to the remaining outst through the next applicable payment date due on the bamount will decline each year as the District Capital Assessments.	anding pro rata share of principal and interest due conds for each Dwelling Unit. Such prepayment
3.4 <u>District Administrative Asset</u> Assessments, the District will impose an annual non a and maintenance of its Public Infrastructure (collect Each Dwelling Unit shall be subject to District Administrative Assessments are derived is subject to year and from time to time. During each of the anticipated that District Administrative Assessments for (approximately \$47.00 per month), per year per Dwellvary from year to year and from time to time.	d valorem assessment to fund District operations ively, "District Administrative Assessments"), nistrative Assessments. The budget from which ect to change each year, and may vary from year first three (3) fiscal years of the District, it is the Dwelling Unit will be approximately \$568.00
3.5 <u>District Assessments</u> . District Assessments shall comprise the " <u>District Assessments</u> taxes under Florida law, the District Assessments will County, Municipal, and School Board taxes, and are exeach year by the Miami-Dade County Tax Collector. To District Assessments. Because a tax bill cannot be paid any other portion of the tax bill will result in the sale of loss of title to the Dwelling Unit of the delinquent taxp directly by the District, nonpayment could result in force	constitute a lien coequal with the lien of State, expected to appear on the ad valorem tax bill sent the Homestead Exemption is not applicable to the in part, failure to pay the District Assessments or f tax certificates and could ultimately result in the ayer through the issuance of a tax deed. If billed
PURCHASER:	PURCHASER:
Print Name: Rod RIGUEZ,	Print Name:
Date: 10/32/06	Date:

NOTE A GREAT SUB-TOLKEY BY STRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131



CFN 2006R0978543 OR Bk 24901 Pss 4849 - 4851; (3pss) RECORDED 09/12/2006 17:32:54 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

6/11

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 31st day of August, 2006.

WITNESSES:	_
Print Name: (Darta ROCH	Alafael G. Segarra
Print Name: MARIA LOZANO	
STATE OF FLORIDA) ss.:	
COUNTY OF MIAMI-DADE)	
Segarra, a married man, OWNER, who is personally as	before me this 31st day of August, 2006 by Rafael G. / known to me or who produced identification on behalf of the company.
My commission expires:	NOTARY PUBLIC/State of Florida
CLARITA A. ROSA	

Print Name

MY COMMISSION # DD 429663

EXPIRES: August 28, 2009

Bonded Thru Notary Public Underwriters

LEGAL DESCRIPTION

Lot 6, Block 11, BEACON AT DORAL, according to the plat thereof, as recorded in Plat Book 164, page 63, of the Public Records of Miami-Dade County, Florida.

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	SAMPIN
	WIPLE
IOINDED IN THE NORTH O	PADE COMMUNITY DEVELOPMENT DISTRICT
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	PADE COMMONITY DEVELOPMENT DISTRICT
Ladies and Gentlemen:	
The undersigned, being owner (the "O City of Doral, Miami-Dade County, Florida, to	wner") of the following described property (the "Property"), in the -wit:
SEE EXHIBIT A ATTAC	HED HERETO AND MADE A PART HEREOF
of the North Dade Community Development on, which include, the running with the land. The Owner agrees for appointed as Owner's attorney in fact to execute all documents required in connection with the and is irrevocable. Each person acquiring tit within the boundaries of the CDD and subject agrees that in the event of a re-sale, a Joinde successor in title and recorded in the public of Joinder is not executed and recorded, any suffective. Without limiting the foregoing, in the event for that Owner or any successor in title to Owner successor shall be bound to sign such docur Owner agrees for itself and its successors are advance, any person or entity failing to compidamages and not as a penalty. Additionally, paraprofessional fees and costs at trial and uperson bound hereby.	Florida corporation ("Lennar") and others in the pending creation District (the "CDD") as described in that certain petition submitted above referred to parcel of land. This Joinder is a covenant itself and its successors and assigns that Lennar is hereby but on behalf of Owner and its successors and assigns any and a CDD. This grant of power of attorney is coupled with an interest let to the Property is put on notice that the Property will be included to assessments respecting the CDD. Furthermore, Owner or identical to this Joinder will be required to be executed by the ecords of Miami-Dade County, Florida. In the event that such absequent conveyance of Property shall be deemed not to be a rany reason Miami-Dade County and/or the City of Doral requires or sign any document in connection with the CDD, Owner or its ment. Any failure to do so will result in damages to Lennar and and assigns that because such damages cannot be determined in all with this Joinder shall pay Lennar \$100,000 as liquidated Lennar shall be entitled to be reimbursed all attorney and upon appeal in the event it must enforce this Joinder against any need has executed this Joinder on this day of
WITNESSES:	OWNER:
Print Name:	
Print(Name.	
Print Name:	
STATE OF FLORIDA	
) ss.: COUNTY OF MIAMI-DADE	•
The foregoing instrument was asknowle	dged before me this day of, 2 by
	NER, who is personally known to me or who produced as identification.
	as identification.
My commission expires:	NOTARY PUBLIC, State of Florida
	MOTART FODEIO, State of Florida
	Print Name

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Annual</u> District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments

my be higher in subse		

	Type of Dwelling Unit (and Phase, if Applicable)	Estimated Monthly District Operations Assessments (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated Monthly District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Į	Townhomes	- \$47.00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)	
Townhomes	\$13,839.00	\$28,566.00	

1. The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development

PURCHASER'S INITIALS

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

PURCHASER'S INITIALS

3. <u>District Finance and Assessments</u>. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

PURCHASER'S INITIALS

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

(collectively, the "Public Infrastructure").

Page 1 of 2



the principal of and interest on which will be payable from Capital Assessments") levied by the District on the pro-	operty within the Development, which property is
found to be specially benefited by the Public Infrastruc Capital Assessment to repay the bonds.	sture. Each Dwelling Unit is subject to a District
capital Assessment to repay the bonds.	PURCHASER'S INITIALS
3.2 Amount. The estimated amount principal and interest levied on each Dwelling U (approximately \$79.00 per month), which sum shall be principal repayment period may not exceed thirty (30) Assessments including principal and interest expected over the term of the thirty (30) year Bonds is approximately	e payable annually for the term of the Bonds (the years). The aggregate amount of District Capital to be levied and imposed on each Dwelling Unit
e e e e e e e e e e e e e e e e e e e	PURCHASER'S INITIALS
3.3 <u>Prepay Option</u> . Each owner o aggregate amount of District Capital Assessments levie amount at any time will be equal to the remaining outs through the next applicable payment date due on the amount will decline each year as the District Capital As	tanding pro rata share of principal and interest due bonds for each Dwelling Unit. Such prepayment ssessments are paid.
-	PURCHASER'S INITIALS
3.4 District Administrative Ass Assessments, the District will impose an annual non a and maintenance of its Public Infrastructure (collect Each Dwelling Unit shall be subject to District Adm District Administrative Assessments are derived is sub to year and from time to time. During each of the anticipated that District Administrative Assessments fo (approximately \$47.00 per month), per year per Dwell vary from year to year and from time to time.	tively, "District Administrative Assessments"). inistrative Assessments. The budget from which bject to change each year, and may vary from year of first three (3) fiscal years of the District, it is the Dwelling Unit will be approximately \$568.00
3.5 <u>District Assessments</u> . District Capital Assessments shall comprise the " <u>District Assestaxes</u> under Florida law, the District Assessments will County, Municipal, and School Board taxes, and are each year by the Miami-Dade County Tax Collector. District Assessments. Because a tax bill cannot be paid any other portion of the tax bill will result in the sale closs of title to the Dwelling Unit of the delinquent tax directly by the District, nonpayment could result in fore	Il constitute a lien coequal with the lien of State, expected to appear on the ad valorem tax bill sent. The Homestead Exemption is not applicable to the d in part, failure to pay the District Assessments or of tax certificates and could ultimately result in the payer through the issuance of a tax deed. If billed
PURCHASER:	PURCHASER:
Lef-Blyam	
Print Name: Madal A. Segara	Print Name:
Date: 7/1/00	Date:
• • • • • • • • • • • • • • • • • • •	

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131



CFN 2006R0963164

OR Bk 24887 Pss 4617 - 4619; (3pss)
RECORDED 09/08/2006 17:22:15
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

7/11

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on _______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 31st day of August, 2006.

WITNESSES:	
	- LANDONIE
Print Name:	Eduardo C. Oyarce
mourana france	Regina H. Oyarde
Print Name: Mariana Oramas	1031x.com, Inc. as Qualified Intermidiary
STATE OF FLORIDA) ss.:	
COUNTY OF MIAMI-DADE)	
Oyarce and Regina H. Oyarce, husband and wife, C	before me this 31st day of August, 2006 by Eduardo C. DWNER, who is personally known to me or who produced s identification on behalf of the company.
My commission expires:	NOTARY PUBLIC, State of Florida Eduardo Montano
EDUARDO MONTANO MY COMMISSION # DD 320513 EXPIRES: May 18, 2008 Bondad Thru Notery Public Underwriters	Print Name

LEGAL DESCRIPTION

Lot 7, Block 11, BEACON AT DORAL, according to the plat thereof, as recorded in Plat Book 164, page 63, of the Public Records of Miami-Dade County, Florida.

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED	BY:			
JOINDER IN THE	E NORTH DADE COMM	MUNITY DEVELOPM	ENT DISTRICT	
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA)			
Ladies and Gentlemen:	ad (A			
The undersigned, being ow City of Doral, Miami-Dade County	vner (the "Owner") of the v, Florida to will	Mewing described pro	operty (the "Property")	, in the
does hereby oin with the of the North Dade of munity De on, which running with the land. The Owne appointed as Owner's attorney in all documents required in connect and is irrevocable. Each person a within the boundaries of the CDD agrees that in the event of a re-sa successor in title and recorded in	evelopment District (the "conclude, the above referror agrees for itself and its fact to execute on behalt the conclude with the CDD. This conclude the proper and subject to assessmentale, a Joinder identical to the public records of Mia	eration ("Lennar") and of CDD") as described in the top arcel of land. The successors and assign for Owner and its successors are the top attended to the top and the top are to the top a	thers in the pending of that certain petition su his Joinder is a coven is that Lennar is hereb essors and assigns an ey is coupled with an at the Property will be D. Furthermore, Own uired to be executed to da. In the event that s	abmitted ant by ny and interest included er by the
Joinder is not executed and recoreffective. Without limiting the foregoing, in the	ded, any subsequent cor	nveyance of Property si	hall be deemed not to	be
that Owner or any successor in tit successor shall be bound to sign Owner agrees for itself and its suc advance, any person or entity fail damages and not as a penalty. A paraprofessional fees and costs a person bound hereby.	tle to Owner sign any doc such document. Any fail ccessors and assigns tha ing to comply with this Jo additionally, Lennar shall	cument in connection w lure to do so will result at because such damaç sinder shall pay Lennar be entitled to be reizab	ith the CDD, Owner of in damages to Lennar ges cannot by the terming \$100,000 as lightly and all attention and all attentions and the control of the control	er its r and ined in ed
IN WITNESS WHEREOF, tr	ne undersigned has exec	ujed this Journal on thi	s day of	
WITNESSES:		OWNER:		
Print Name:				
Print Name:				
STATE OF FLORIDA				
) s: COUNTY OF MIAMI-DADE	5.:		L	
The foregoing instrument was	s acknowledged before n		, 2 e or who produced	_ by
My commission expires:		paran.		-
,		NOTARY PUBLIC, S	tate of Florida	_
		Print Name		-

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

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Townhomes	\$952.00	\$568.00	\$1,520.00

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L	Townhomes	- \$47.00	\$0.00	\$79.00

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X Y Y PURCHASERS INITIALS

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Y PURCHASER'S INITIALS

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Y X Y PURCHASER'S INITIALS

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___ PURCHASER'S INITIALS

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2

Purchaser's Initials X X X

3.1 <u>District Capital Assessments.</u> The principal of and interest on which will be payable from Capital Assessments") levied by the District on the profound to be specially benefited by the Public Infrastruct Capital Assessment to repay the bonds.	operty within the Development, which property is cture. Each Dwelling Unit is subject to a District
	Y X PURCHASER'S INITIALS
principal and interest levied on each Dwelling U (approximately \$79.00 per month), which sum shall be principal repayment period may not exceed thirty (30) Assessments including principal and interest expected over the term of the thirty (30) year Bonds is approximately	e payable annually for the term of the Bonds (the years). The aggregate amount of District Capital to be levied and imposed on each Dwelling Unit ately \$28,566.00.
	X Y PURCHASER'S INITIALS
aggregate amount of District Capital Assessments levie amount at any time will be equal to the remaining outs through the next applicable payment date due on the amount will decline each year as the District Capital As	tanding pro rata share of principal and interest due bonds for each Dwelling Unit. Such prepayment ssessments are paid.
-	XX PURCHASER'S INITIALS
Assessments, the District will impose an annual non a and maintenance of its Public Infrastructure (collect Each Dwelling Unit shall be subject to District Adm District Administrative Assessments are derived is subto year and from time to time. During each of the anticipated that District Administrative Assessments fo (approximately \$47.00 per month), per year per Dwel vary from year to year and from time to time.	tively, "District Administrative Assessments"). inistrative Assessments. The budget from which bject to change each year, and may vary from year if first three (3) fiscal years of the District, it is in the Dwelling Unit will be approximately \$568.00
2.5 District Assessment of District	•
Capital Assessments shall comprise the "District Assestaxes under Florida law, the District Assestaxes under Florida law, the District Assessments will County, Municipal, and School Board taxes, and are each year by the Miami-Dade County Tax Collector. District Assessments. Because a tax bill cannot be pair any other portion of the tax bill will result in the sale of loss of title to the Dwelling Unit of the delinquent taxif directly by the District, nonpayment could result in force	Il constitute a lien coequal with the lien of State, expected to appear on the ad valorem tax bill sent. The Homestead Exemption is not applicable to the d in part, failure to pay the District Assessments or of tax certificates and could ultimately result in the payer through the issuance of a tax deed. If billed
PURCHASER:	PURCHASER:
X X (C)	x Juli
Print Name: Eduardo Oyarce	Print Name: Degina Oyarce
Date:	Date:
j'	



Patricia Kimball Fletcher, Esq.
Patricia Kimball Fletcher, P.A.
Duane Morris LLP
200 S. Biscayne Blvd., Suite 3400
Miami, FL 33131



CFN 2006R1016528

OR Bk 24932 Pas 4938 - 4943; (6pas

RECORDED 09/21/2006 14:17:09

HARVEY RUVIN, CLERK OF COURT

MIAMI-DADE COUNTY, FLORIDA

9

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "<u>Owner</u>") of the following described property (the "<u>Property</u>"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation, ("<u>Lennar</u>") and others in the pending creation of the North Dade Community Development District (the "<u>CDD</u>") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as <u>Exhibit B</u> will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of the Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

of August, 2006	<u> </u>
WITNESSES:	OWNER
De Andrews 1	By: Mul
Print Name & Gutiers	Name. RUBEN D. SANTAMARIA
	<i>1</i> .
Print Name: T VARGAS .	
WITNESSES:	OWNER
	By:
Print Name:	Name:
	Title: Date:
Print Name:	
STATE OF FLORIDA) SS.:	
COUNTY OF MIAMI-DADE)	
	1
OWNER, who is personally known to identification on behalf of the company.	
OWNER, who is personally known to identification on behalf of the company. My commission expires: NOTALY PUBLIC-STATE OF FLORIDA Sujay Perez Commission # DD438244 Emires: # DD438244	aria as First of
OWNER, who is personally known to identification on behalf of the company. My commission expires: NO DAY PUBLIC-STATE OF FLORIDA Sujay Perez Commission # DD438244 Expires: JUNE 07, 2009 Bonded Thru Allanuic Bonding Co., Inc. STATE OF FLORIDA	me or who produced Above to as NARY PUBLIC, State of Florida Print 7
OWNER, who is personally known to identification on behalf of the company. My commission expires: NOTARY PUBLIC-STATE OF FLORIDA Sujay Perez Commission # DD438244 Expires: JUNE 07, 2009 Bonded Thru Atlantic Bonding Co., Inc.	me or who produced Above to as NARY PUBLIC, State of Florida Print 7
OWNER, who is personally known to identification on behalf of the company. My commission expires: NOTALY FUBLIC-STATE OF FLORIDA Sujay Perez Commission # DD438244 Expires: JUNE 07, 2009 Bonded Thru Atlantic Bonding Co., Inc. STATE OF FLORIDA) SS.: COUNTY OF MIAMI-DADE The foregoing instrument was acknown.	me or who produced Above to as NARY PUBLIC, State of Florida Print 7
OWNER, who is personally known to identification on behalf of the company. My commission expires: NOTALLY FUBLIC STATE OF FLORIDA Sujay Perez Commission # DD438244 Expires: JUNE 07, 2009 Bonded Thru Atlantic Bonding Co., Inc. STATE OF FLORIDA SS.: COUNTY OF MIAMI-DADE The foregoing instrument was acknown 200 by OWNER, who is personally known to its personal indicates the property of the personal indicates the personal indica	me or who produced About as NMARY PUBLIC, State of Florida Viedged before me this day of, me or who produced of NOTARY PUBLIC, State of Florida
OWNER, who is personally known to identification on behalf of the company. My commission expires: NOTALY PUBLIC STATE OF FLORIDA Sujay Perez Commission # DD438244 Expires: JUNE 07, 2009 Bonded Thru Allantic bonding Co., Inc. STATE OF FLORIDA) SS.: COUNTY OF MIAMI-DADE The foregoing instrument was acknown 200 by OWNER, who is personally known to identification on behalf of the company.	me or who produced

LEGAL DESCRIPTION

Lot <u>8</u> in Block <u>11</u> of <u>Beacon at Doral</u>, according to the Plat thereof, as recorded in Plat Book <u>164</u> at Pages <u>63</u>, of the Public Records of Dade County, Florida, as amended.

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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IN WITNESS WHEREOF, the unders of, 200	igned has executed this Joinder on this day
WITNESSES:	OWNER
	Bv:
Print Name:	By:Name:
Print Name:	
WITNESSES:	OWNER
	By:
Print Name:	Name:
	Title:
Print Name:	Date:
OWNER, who is personally known to i	vledged before me this day of, as of me or who produced as
identification on behalf of the company.	
My commission expires:	NOTARY PUBLIC, State of Florida Print Name
STATE OF FLORIDA)) SS.:	
COUNTY OF MIAMI-DADE)	
The foregoing instrument was acknown 200 by	vledged before me this day of,
OWNER, who is personally known to ridentification on behalf of the company.	as of me or who produced as
My commission expires:	
wy commission expires.	NOTARY PUBLIC, State of Florida Print Name

8/11

NORTH DADE CDD NOTICE

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Townhomes	\$47.00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839,00	\$28,566.00

1. The District. All of the residential dwelling units ("<u>Dwelling Units</u>") in Milan by Lennar (the "<u>Development</u>") are also located within the boundaries of the North Dade Community Development District (the "<u>District</u>"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("<u>County</u>"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "<u>Public Infrastructure</u>").

PURCHASER'S INITIALS

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

PURCHASER'S INITIALS

3. <u>District Finance and Assessments.</u> The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

167

YZDS PURCHASER'S INITIALS

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2

Purchaser's Initials YEOS

the principal of and interest on which will be payable from the process on the process of the pr	
found to be specially benefited by the Public Infrastruc	
Capital Assessment to repay the bonds.	. 🥰
	PURCHASER'S INITIALS
3.2 <u>Amount</u> . The <u>estimated</u> amoun principal and interest levied on each Dwelling U (approximately \$79.00 per month), which sum shall be principal repayment period may not exceed thirty (30) Assessments including principal and interest expected over the term of the thirty (30) year Bonds is approximately	payable annually for the term of the Bonds (the years). The aggregate amount of District Capital to be levied and imposed on each Dwelling Unit tely \$28,566.00.
	VV) purchaser's initials
3.3 <u>Prepay Option</u> . Each owner or aggregate amount of District Capital Assessments levie amount at any time will be equal to the remaining outst through the next applicable payment date due on the amount will decline each year as the District Capital As	anding pro rata share of principal and interest due bonds for each Dwelling Unit. Such prepayment
	PURCHASER'S INITIALS
3.4 <u>District Administrative Ass</u> Assessments, the District will impose an annual non a and maintenance of its Public Infrastructure (collect Each Dwelling Unit shall be subject to District Administrative Assessments are derived is subto year and from time to time. During each of the anticipated that District Administrative Assessments for (approximately \$47.00 per month), per year per Dwell vary from year to year and from time to time.	d valorem assessment to fund District operations ively, "District Administrative Assessments"). inistrative Assessments. The budget from which ject to change each year, and may vary from year first three (3) fiscal years of the District, it is the Dwelling Unit will be approximately \$568.00 ling Unit, after which time such assessments may
	YYDS purchaser's initials
3.5 <u>District Assessments.</u> District Capital Assessments shall comprise the " <u>District Asses</u> taxes under Florida law, the District Assessments will County, Municipal, and School Board taxes, and are each year by the Miami-Dade County Tax Collector. District Assessments. Because a tax bill cannot be paid any other portion of the tax bill will result in the sale of loss of title to the Dwelling Unit of the delinquent tax directly by the District, nonpayment could result in fore	I constitute a lien coequal with the lien of State, expected to appear on the ad valorem tax bill sent. The Homestead Exemption is not applicable to the lin part, failure to pay the District Assessments or f tax certificates and could ultimately result in the payer through the issuance of a tax deed. If billed
PURCHASER:	,
TORCHASER:	PURCHASER:
X/Min.	
Print Name: Kubon D. SINTHINGEN	Print Name:
Date: 12/08/05	Date:
:	

District Capital Assessments. The District expects to issue bonds (the "Bonds"),

168

3.1



THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131 CFN 2006R0983134 OR Bk 24905 Pgs 4448 - 4450; (3pgs RECORDED 09/13/2006 14:48:30 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

2/12

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 31st day of August, 2006.

WITNESSES:	
Fleldeger Soler Print Name: HILDEGAR SOLER	Matti Kakko . 1 / /
Print Name: Mariana Oramas	Xenia Vallenilla-Kakko
STATE OF FLORIDA COUNTY OF MIAMI-DADE)) ss.:)

The foregoing instrument was acknowledged before me this 31st day of August, 2006 by Matti Kakko, and Xenia Vallenilla-Kakko, husband and wife, OWNER, who is personally known to me or who produced as identification on behalf of the company.

My commission expires:

07/01/2007

HILDEGAR SOLER
Notary Public - State of Florida
My Commission Expires Jul 1, 2007
Commission # DD228450
Bonded By National Notary Assn.

Tollegas Sole

NOTARY PUBLIC, State of Florida
HILDEGAR SOLER

Print Name

LEGAL DESCRIPTION

Lot 2, Block 12, BEACON AT DORAL, according to the plat thereof, as recorded in Plat Book 164, page 63, of the Public Records of Miami-Dade County, Florida.

FORM OF JOINDER TO BE EXECUTED

JOINDER IN THE NORTH DAI	DE COMMUNITY DEVELOPMENT DISTRICT
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	
Ladies and Gentlemen:	
The undersigned, being owner (the "Own City of Doral, Miami-Dade County, Florida, to-wi	er") of the following described property (the "Property"), in the it:
SEE EXHIBIT A ATTACHE	ED HERETO AND MADE A PART HEREOF
of the North Dade Community Development Dison, which include, the at running with the land. The Owner agrees for its appointed as Owner's attorney in fact to execute all documents required in connection with the C and is irrevocable. Each person acquiring title t within the boundaries of the CDD and subject to agrees that in the event of a re-sale, a Joinder is successor in title and recorded in the public recording to the community of t	orida corporation ("Lennar") and others in the pending creation strict (the "CDD") as described in that certain petition submitted bove referred to parcel of land. This Joinder is a covenant self and its successors and assigns that Lennar is hereby seen on behalf of Owner and its successors and assigns any and EDD. This grant of power of attorney is coupled with an interest to the Property is put on notice that the Property will be included to assessments respecting the CDD. Furthermore, Owner dentical to this Joinder will be required to be executed by the ords of Miami-Dade County, Florida. In the event that such sequent conveyance of Property shall be deemed not to be any reason Miami-Dade County and/or the City of Doral requires ign any document in connection with the CDD, Owner or its int. Any failure to do so will result in damages to Lennar and assigns that because such damages cannot be determined in with this Joinder shall pay Lennar \$100,000 as liquidated annar shall be entitled to be reimbursed all attorney and on appeal in the event it must enforce this Joinder against any
IN WITNESS WHEREOF, the undersigned	d has executed this Joinder on this day of
WITNESSES:	OWNER:
Drint Nome:	
FIRE INDITE:	
Print Name:	
Print Name:	
Print Name: STATE OF FLORIDA	
Print Name:	
Print Name: STATE OF FLORIDA) ss.: COUNTY OF MIAMI-DADE The foregoing instrument was acknowledged.	ed before me this day of, 2 by ER, who is personally known to me or who produced _ as identification.
Print Name: STATE OF FLORIDA) ss.: COUNTY OF MIAMI-DADE The foregoing instrument was acknowledge	ER, who is personally known to me or who produced
Print Name: STATE OF FLORIDA) ss.: COUNTY OF MIAMI-DADE The foregoing instrument was acknowledged.	ER, who is personally known to me or who produced

Rev. 6/12/06

2/12

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Annual District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated <u>Annua</u> ; Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

	Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Monthly</u> District <u>Operations</u> <u>Assessments</u> (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
I	Townhomes	\$47.00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566.00

X PURCHASERS INITIALS

1. The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

VI XX 1/2 PURCHASER'S INITIALS

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

PURCHASER'S INITIALS

3. <u>District Finance and Assessments</u>. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

DUL XX 15- PURCHASER'S INITIALS

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2

Purchaser's Initials XX A/3

the principal of and interest on which will be payable fro Capital Assessments") levied by the District on the pro	perty within the Development, which property is
found to be specially benefited by the Public Infrastruct Capital Assessment to repay the bonds.	
×	Y XX MC_ PURCHASER'S INITIALS
principal and interest levied on each Dwelling Ur (approximately \$79.00 per month), which sum shall be principal repayment period may not exceed thirty (30) y Assessments including principal and interest expected to over the term of the thirty (30) year Bonds is approximate	payable annually for the term of the Bonds (the years). The aggregate amount of District Capital to be levied and imposed on each Dwelling Unit
aggregate amount of District Capital Assessments levied amount at any time will be equal to the remaining outstet through the next applicable payment date due on the b amount will decline each year as the District Capital Ass	anding pro rata share of principal and interest due onds for each Dwelling Unit. Such prepayment essments are paid.
×	YX LUC PURCHASER'S INITIALS
Assessments, the District will impose an annual non ac and maintenance of its Public Infrastructure (collecti Each Dwelling Unit shall be subject to District Admin District Administrative Assessments are derived is subj to year and from time to time. During each of the anticipated that District Administrative Assessments for (approximately \$47.00 per month), per year per Dwelli yary from year to year and from time to time.	vely, "District Administrative Assessments"). nistrative Assessments. The budget from which ect to change each year, and may vary from year first three (3) fiscal years of the District, it is the Dwelling Unit will be approximately \$568.00 ing Unit, after which time such assessments may
<u>×</u>	PURCHASER'S INITIALS
Capital Assessments shall comprise the "District Assess taxes under Florida law, the District Assessments will County, Municipal, and School Board taxes, and are exach year by the Miami-Dade County Tax Collector. T District Assessments. Because a tax bill cannot be paid any other portion of the tax bill will result in the sale of loss of title to the Dwelling Unit of the delinquent taxp directly by the District, nonpayment could result in forecast.	constitute a lien coequal with the lien of State, spected to appear on the ad valorem tax bill sent the Homestead Exemption is not applicable to the in part, failure to pay the District Assessments or tax certificates and could ultimately result in the ayer through the issuance of a tax deed. If billed
PURCHASER:	PURCHASER;
e Willedda	<u>xx / 2</u>
Print Name: XUING VILLERANGERALER	Print Name: Milth Elefting France
Date: idialiolo	Date: 101041065



THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131 CFN 2006R0990831 OR Bk 24912 Pas 0594 - 596; (3pas) RECORDED 09/15/2006 10:49:28 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

6/12

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 31st day of August, 2006.

WITNESSES:

Print Name: Eduardo Montano

Alejandro Sanchez Silverio

Mariana Orama: Nancis Tano de Sanchez

STATE OF FLORIDA

SS.:

COUNTY OF MIAMI-DADE

My commission expires:

NOTARY PUBLIC, State of Florida

Print Name

EDUARDO MONTANOMY COMMISSION # DD 326513
EXPIRES: May 18, 2008
Bonsed Thru Notary Public Limotensriers

LEGAL DESCRIPTION

Lot 6, Block 12, BEACON AT DORAL, according to the plat thereof, as recorded in Plat Book 164, page 63, of the Public Records of Miami-Dade County, Florida.

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	
JOINDER IN THE NORTH DADE CO	DMMUNITY DEVELOPMENT DISTRICT
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	
Ladies and Gentlemen:	
The undersigned, being owner (the "Owner") of City of Doral, Miami-Dade County, Florida, to-wit:	the following described property (the "Property"), in the
SEE EXHIBIT A ATTACHED HER	RETO AND MADE A PART HEREOF
of the North Dade Community Development District (to on, which include, the above re running with the land. The Owner agrees for itself and appointed as Owner's attorney in fact to execute on be all documents required in connection with the CDD. T	chalf of Owner and its successors and assigns any and this grant of power of attorney is coupled with an interest Property is put on notice that the Property will be included esments respecting the CDD. Furthermore, Owner at to this Joinder will be required to be executed by the Miami-Dade County, Florida. In the event that such
that Owner or any successor in title to Owner sign any successor shall be bound to sign such document. An Owner agrees for itself and its successors and assign advance, any person or entity failing to comply with the damages and not as a penalty. Additionally, Lennar s	y failure to do so will result in damages to Lennar and s that because such damages cannot be determined in is Joinder shall pay Lennar \$100,000 as liquidated
IN WITNESS WHEREOF, the undersigned has e, 2	executed this Joinder on this day of
WITNESSES:	OWNER:
Print Name:	AMININA
Print Name:	
STATE OF FLORIDA) ss.:	
COUNTY OF MIAMI-DADE	
The foregoing instrument was acknowledged bef , OWNER, wi as ide	fore me this day of, 2 by no is personally known to me or who produced entification.
M	
My commission expires:	NOTARY PUBLIC, State of Florida
	Print Name
	176

Rev. 6/12/06

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual hydrest adopted by the Districture

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Annual District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (Includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total Annual District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 Breakdown of estimated monthly district assessments for each of the first three (3) Fiscal YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dweiling Unit (and Phase, if Applicable)	Estimated <u>Monthly</u> District <u>Operations</u> Assessments	Estimated <u>Monthly</u> District <u>Infrastructure Maintenance</u> Assessments	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by
Townhomes	(see Section 3.4 Below)	(see Section 3.4 Below)	12) \$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

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Townhomes	\$13,839.00	\$28,566.00
		ADC-11

PURCHASERS INITIALS

The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

VIS M PURCHASER'S INITIALS

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PURCHASER'S INITIALS

District Finance and Assessments. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2

the principal of and interest on which will be payable from		
<u>Capital Assessments</u> ") levied by the District on the profound to be specially benefited by the Public Infrastruct Capital Assessment to repay the bonds.		
Capital Assessment to repay the bonds.	XGS : M purchaser's initials	
	PURCHASER'S INITIALS	
3.2 Amount. The estimated amount principal and interest levied on each Dwelling Un (approximately \$79.00 per month), which sum shall be principal repayment period may not exceed thirty (30) y Assessments including principal and interest expected to over the term of the thirty (30) year Bonds is approximate	payable annually for the term of the Bonds (the years). The aggregate amount of District Capital o be levied and imposed on each Dwelling Unit ely \$28,566.00.	
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3.3 <u>Prepay Option</u> . Each owner of aggregate amount of District Capital Assessments levied amount at any time will be equal to the remaining outstet through the next applicable payment date due on the b amount will decline each year as the District Capital Assessments.	anding pro rata share of principal and interest due conds for each Dwelling Unit. Such prepayment essments are paid.	
	yus purchaser's initials	
3.4 <u>District Administrative Asset</u> Assessments, the District will impose an annual non act and maintenance of its Public Infrastructure (collective Each Dwelling Unit shall be subject to District Administrative Assessments are derived is subject to year and from time to time. During each of the anticipated that District Administrative Assessments for (approximately \$47.00 per month), per year per Dwellivary from year to year and from time to time.	d valorem assessment to fund District operations vely, "District Administrative Assessments"). Inistrative Assessments. The budget from which ect to change each year, and may vary from year first three (3) fiscal years of the District, it is the Dwelling Unit will be approximately \$568.00	
3.5 <u>District Assessments.</u> District Administrative Assessments together with District Capital Assessments shall comprise the " <u>District Assessments.</u> " While the District Assessments are not taxes under Florida law, the District Assessments will constitute a lien coequal with the lien of State, County, Municipal, and School Board taxes, and are expected to appear on the ad valorem tax bill sent each year by the Miami-Dade County Tax Collector. The Homestead Exemption is not applicable to the District Assessments. Because a tax bill cannot be paid in part, failure to pay the District Assessments or any other portion of the tax bill will result in the sale of tax certificates and could ultimately result in the loss of title to the Dwelling Unit of the delinquent taxpayer through the issuance of a tax deed. If billed directly by the District, nonpayment could result in foreclosure on and loss of title to the Dwelling Unit.		
PURCHASER:	PURCHASER:	
x Q Sancho	Mauris Paulin Taño de Sauchs.	
Print Name: Alexandro Pario Saroica Silvano	Print Name: Nancis Privina Torio de Soneixez	
Date: 11-38-05	Date: 11-28-05	

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131 CFN 2006R1044023 OR Bk 24955 Pas 2073 - 2075; (3pas) RECORDED 09/28/2006 13:50:58 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

7/12

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 22nd day of September, 2006.

WITNESSES:

| County Of Miami-Dade | State of the state o

The foregoing instrument was acknowledged before me this 22nd day of September, 2006 by Anne Mary Williams, and Fausto Roberto Sanchez, wife and husband, OWNER, who is personally known to me or who produced to according to the company.

My commission expires:

JAN 13, 2010

NOTARY PUBLIC, State of Florida

Print Name

NELLY B. CATENA
Notary Public - State of Florida
My Commission Expires Jan 13, 2010
Commission # DD 471246
Bonded By National Notary Assn.

LEGAL DESCRIPTION

Lot 7, Block 12, BEACON AT DORAL, according to the Plat thereof, as recorded in Plat Book 164, Page 63, of the Public Records of Miami-Dade County, Florida.

My July

EXHIBIT B

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	
	E COMMUNITY DEVEL OPMENT DISTRICT
JOINDER IN THE NORTH DAD	E COMMUNITY DEVELOPMENT DISTRICT
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	
Ladies and Gentlemen:	
The undersigned, being owner (the "Owner City of Doral, Miami-Dade County, Florida, to-wit:	r") of the following described property (the "Property"), in the
SEE EXHIBIT À ATTACHED	HERETO AND MADE A PART HEREOF
of the North Dade Community Development Distron, which include, the aborunning with the land. The Owner agrees for itsel appointed as Owner's attorney in fact to execute all documents required in connection with the CD and is irrevocable. Each person acquiring title to within the boundaries of the CDD and subject to a agrees that in the event of a re-sale, a Joinder ide successor in title and recorded in the public records.	ida corporation ("Lennar") and others in the pending creation rict (the "CDD") as described in that certain petition submitted over referred to parcel of land. This Joinder is a covenant of and its successors and assigns that Lennar is hereby on behalf of Owner and its successors and assigns any and D. This grant of power of attorney is coupled with an interest the Property is put on notice that the Property will be included assessments respecting the CDD. Furthermore, Owner entical to this Joinder will be required to be executed by the ds of Miami-Dade County, Florida. In the event that such quent conveyance of Property shall be deemed not to be
that Owner or any successor in title to Owner sign successor shall be bound to sign such document. Owner agrees for itself and its successors and as advance, any person or entity failing to comply wi damages and not as a penalty. Additionally, Lenr	y reason Miami-Dade County and/or the City of Doral requires in any document in connection with the CDD, Owner or its . Any failure to do so will result in damages to Lennar and ssigns that because such damages cannot be determined in ith this Joinder shall pay Lennar \$100,000 as liquidated nar shall be entitled to be reimbursed all attorney and appeal in the event it must enforce this Joinder against any
IN WITNESS WHEREOF, the undersigned I	has executed this Joinder on this day of
. , 2	
WITNESSES:	owner
Print Name:	
Print Name:	
STATE OF FLORIDA	
) ss.:	
COUNTY OF MIAMI-DADE	No.
	before me this day of, 2 by a, who is personally known to me or who produced is identification.
	S definition of
My commission expires:	NOTARY PUBLIC, State of Florida
	Print Name

MILAN BY LENNAR

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Annual</u> District Capital Assessments Including Principal and Interest (see Sectious 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes 1	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

	Type of Dwelling Unit (and Phase, If Applicable)	Estimated <u>Monthly</u> District <u>Operations</u> Assessments (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated Monthly District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
L	Townhomes	\$47.00	\$0.00	\$ 79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	if Applicable) are made annually and does NOT include (Estimated Ar	
Townhomes	\$13,839.00	\$28,566.00
1	$\times \mathbb{N}$	PURCHASERS INITIALS

The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

3. <u>District Finance and Assessments</u>. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

PURCHASER'S INITIALS

PURCHASER'S INITIALS

PURCHASER'S INITIALS

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2

Purchaser's Initials

×× 1000)

the principal of and interest on which will be payable from r <u>Capital Assessments</u> ") levied by the District on the proper found to be specially benefited by the Public Infrastructure Capital Assessment to repay the bonds	ty within the Development, which property is
3.2 Amount. The estimated amount of principal and interest levied on each Dwelling Unit (approximately \$79.00 per month), which sum shall be pay principal repayment period may not exceed thirty (30) year Assessments including principal and interest expected to b over the term of the thirty (30) year Bonds is approximately	annual District Capital Assessments including is expected to be approximately \$952.00 vable annually for the term of the Bonds (the s). The aggregate amount of District Capital e levied and imposed on each Dwelling Unit
3.3 Prepay Option. Each owner of a I aggregate amount of District Capital Assessments levied on amount at any time will be equal to the remaining outstands through the next applicable payment date due on the bond amount will decline each year as the District Capital Assess.	ng pro rata share of principal and interest due is for each Dwelling Unit. Such prepayment ments are paid.
Assessments, the District will impose an annual non ad va and maintenance of its Public Infrastructure (collectively Each Dwelling Unit shall be subject to District Administrative District Administrative Assessments are derived is subject to year and from time to time. During each of the firs anticipated that District Administrative Assessments for the (approximately \$47.00 per month), per year per Dwelling yary from year to year and from time to time	rative Assessments. The budget from which to change each year, and may vary from year t three (3) fiscal years of the District, it is Dwelling Unit will be approximately \$568.00 Unit, after which time such assessments may
	stitute a lien coequal with the lien of State, ted to appear on the ad valorem tax bill sent Homestead Exemption is not applicable to the art, failure to pay the District Assessments or certificates and could ultimately result in the through the issuance of a tax deed. If billed
PURCHASER: PU	RCHASER:
× pme yay William ×	× Mely
Print Name: Anne mary Williams Pri Date: 7/29/06 Da	100/01
	¥ .

CFN 2006R1195458

OR Bk 25078 Pss 0342 - 3471 (6pss)

RECORDED 11/07/2006 15:16:34

HARVEY RUVIN, CLERK OF COURT

HIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131

8/12

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation, ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on _______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of the Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

DM2\633959.1

IN WITNESS WHEREOF, the under	rsigned has executed this Joinder on this 15 day
of <u>sept</u> 2006.	
WITNESSES:	OWNER
Or Dage los	By: CHUN XIA YANG
Print Name: Various various	Name:
AHI)	
Print Name: MACA Bookstein	
WITNESSES:	OWNER
Janus Mariles.	By: LIANG QING DONG
Print Names / Acaman	Name: Flave
THE T. NORVINOS	Title;
Print Name of the Control of the Con	Date:
Print Name: Myrek Course I	
•	•
STATE OF FLORIDA)	·
) SS.:	
COUNTY OF MIAMI-DADE)	
200 by	wiedged before me this 15 day of $\frac{15}{15}$
OTIVITY who is seemed by leasure to	
OWNER, who is personally known to	me or who produced Dather Licenses
identification on behalf of the company.	me or who produced DA the Li censess
identification on behalf of the company. My commission expires:	me or who produced DA Clark Cananas
identification on behalf of the company.	NOTARY PUBLIC, State of Florida
identification on behalf of the company.	NOTARY PUBLO, State of Florida
identification on behalf of the company.	NOTARY PUBLIC, State of Florida Print Name
identification on behalf of the company. My commission expires:	NOTARY FUELD, State of Florida Print Name Manue
identification on behalf of the company. My commission expires:	NOTARY FUELD, State of Florida Print Name Manue MICSTATE OF FLORIDA
identification on behalf of the company. My commission expires:	NOTARY FUELD, State of Florida Print Name Manue
identification on behalf of the company. My commission expires:	NOTARY FUELD, State of Florida Print Name Manue
identification on behalf of the company. My commission expires: STATE OF FLORIDA COUNTY OF MIAMI-DADE The foregoing instrument was acknowledged by	NOTARY FURITY State of Florida Print Name Name Notary Fund C STATE of FLORIDA Notary Fund Bookstein Mark Bookstein Mark Bookstein Mark DD5A4138 Commission # DD5A2010 Commission MAY 02, 2010
identification on behalf of the company. My commission expires: STATE OF FLORIDA SS.: COUNTY OF MIAMI-DADE The foregoing instrument was acknown to by OWNER, who is personally known to	NOTARY FURITY State of Florida Print Name Name Notary Fund C STATE of FLORIDA Notary Fund Bookstein Mark Bookstein Mark Bookstein Mark DD5A4138 Commission # DD5A2010 Commission MAY 02, 2010
identification on behalf of the company. My commission expires: STATE OF FLORIDA COUNTY OF MIAMI-DADE The foregoing instrument was acknowledged by	NOTARY FURITY State of Florida Print Name Name Notary Fund C STATE of FLORIDA Notary Fund Bookstein Mark Bookstein Mark Bookstein Mark DD5A4138 Commission # DD5A2010 Commission MAY 02, 2010
identification on behalf of the company. My commission expires: STATE OF FLORIDA SS.: COUNTY OF MIAMI-DADE The foregoing instrument was acknown to identification on behalf of the company.	NOTARY FURITY State of Florida Print Name Name Notary Fund C STATE of FLORIDA Notary Fund Bookstein Mark Bookstein Mark Bookstein Mark DD5A4138 Commission # DD5A2010 Commission MAY 02, 2010
identification on behalf of the company. My commission expires: STATE OF FLORIDA SS.: COUNTY OF MIAMI-DADE The foregoing instrument was acknown to by OWNER, who is personally known to	NOTARY FURITY State of Florida Print Name Name Notary Fund C STATE of FLORIDA Notary Fund Bookstein Mark Bookstein Mark Bookstein Mark DD5A4138 Commission # DD5A2010 Commission MAY 02, 2010
identification on behalf of the company. My commission expires: STATE OF FLORIDA SS.: COUNTY OF MIAMI-DADE The foregoing instrument was acknown to identification on behalf of the company.	NOTARY FUBLIC, State of Florida Print Name Name Name Nark Bookstein Bookstein Mark Bookstein Mark Mark Bookstein Mary Notarit Sending Commission # DD5.4.2010 Commission #
identification on behalf of the company. My commission expires: STATE OF FLORIDA) SS.: COUNTY OF MIAMI-DADE The foregoing instrument was acknown to identification on behalf of the company. My commission expires:	NOTARY FUBLIC, State of Florida Print Name Mark Bookstein Mark Bookstein Mark Bookstein Mark DDSAA138 Mark Commission # DDSAA138 Mark Bookstein Mary 02, 2010 Commission May 02, 2010 Finding Co., Inc. Wiedged Before me this /5 day of Sept. as me or who produced before as MOTARY FUBLIC, State of Florida Print Name
identification on behalf of the company. My commission expires: STATE OF FLORIDA) SS.: COUNTY OF MIAMI-DADE The foregoing instrument was acknown to identification on behalf of the company. My commission expires:	NOTARY FUBLIC, State of Florida Print Name Name Name Name Notary Office of Florida Print Notary Office of Florida Notary Office of Sept. Wedged Before me this 15 day of Sept. Mark Public, State of Florida Print Name Notary Fublic, State of Florida Print Name
identification on behalf of the company. My commission expires: STATE OF FLORIDA) SS.: COUNTY OF MIAMI-DADE The foregoing instrument was acknown to identification on behalf of the company. My commission expires:	NOTARY FUBLIC, State of Florida Print Name Name Mark Bookstein Mark Bookstein Mark DD5.44138 Mark DD5.44138 Mark DD5.4010 Commission # DD5.42010 Commission May 02, 2010 Frankers May 02, 2010 MOPARY FUBLIC, State of Florida Print Name MACCOSTATE OF FLORIDA MOPARY FUBLIC, State of Florida Print Name MACCOSTATE OF FLORIDA ROOKSTEIN ROOKSTE
identification on behalf of the company. My commission expires: STATE OF FLORIDA) SS.: COUNTY OF MIAMI-DADE The foregoing instrument was acknown to identification on behalf of the company. My commission expires:	NOTARY FUBLIC, State of Florida Print Name Name Name Nark Bookstein Bookstein Mark Bookstein Mark Mark Bookstein Mary Notarit Sending Commission # DD5.4.2010 Commission #

EXHIBIT A

LEGAL DESCRIPTION

Lot 08 in Block 12 of <u>Beacon at Doral</u>, according to the Plat thereof, as recorded in Plat Book <u>164</u> at Pages <u>63</u>, of the Public Records of Dade County, Florida, as amended.

DMZV633959.

EXHIBIT B FORM OF JOINDER TO BE EXECUTED

DM2\633959.1

THIS INSTRUMENT PREPARED BY:	

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation, ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on _______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder identical to this Joinder will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of the Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

DM2V633959.1

OR BK 25078 PG 0347 LAST PAGE

of, 200	rsigned has executed this Joinder on this day
WITNESSES:	OWNER
	Ву:
Print Name:	Name:
Print Name:	
WITNESSES:	OWNER
	Ву:
Print Name:	Name:
	Date:
Print Name:	Date.
STATE OF FLORIDA)) SS.:	
COUNTY OF MIAMI-DADE) SS.:	
The foregoing instrument was acknown	owledged before me this day of, as of me or who produced as
200 by	
OWNER, who is personally known to identification on behalf of the company.	me or who produced as
OWNER, who is personally known to identification on behalf of the company. My commission expires:	me or who produced as
identification on behalf of the company.	me or who produced as NOTARY PUBLIC, State of Florida Print Name
identification on behalf of the company. My commission expires: STATE OF FLORIDA	NOTARY PUBLIC, State of Florida Print
identification on behalf of the company. My commission expires:	NOTARY PUBLIC, State of Florida Print
identification on behalf of the company. My commission expires: STATE OF FLORIDA) SS.: COUNTY OF MIAMI-DADE The foregoing instrument was acknown.	NOTARY PUBLIC, State of Florida Print Name owledged before me this day of,
identification on behalf of the company. My commission expires: STATE OF FLORIDA) SS.: COUNTY OF MIAMI-DADE) The foregoing instrument was acknown to the personally known to the company.	NOTARY PUBLIC, State of Florida Print Name owledged before me this day of,
identification on behalf of the company. My commission expires: STATE OF FLORIDA) SS.: COUNTY OF MIAMI-DADE The foregoing instrument was acknown to identification on behalf of the company.	NOTARY PUBLIC, State of Florida Print Name owledged before me this day of,
identification on behalf of the company. My commission expires: STATE OF FLORIDA) SS.: COUNTY OF MIAMI-DADE) The foregoing instrument was acknown to the personally known to the company.	NOTARY PUBLIC, State of Florida Print Name Dwledged before me this day of,

DM2V633959.1

MILAN BY LENNAR

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Annual</u> District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

	Type of Dwelling Unit (and Phase, if Applicable)	Estimated Monthly District Operations Assessments (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
[Townhomes	\$47.00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE RONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566.00

C. L LDpurchasers initials

1. The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

C. D PURCHASER'S INITIALS

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

C. Y LD PURCHASER'S INITIALS

District Finance and Assessments. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

C. > LD PURCHASER'S INITIALS

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2

Purchaser's Initials C. X LD

District Capital Assessments. The District expects to issue bonds (the "Bonds"), the principal of and interest on which will be payable from non ad valorem special assessments ("District Capital Assessments") levied by the District on the property within the Development, which property is found to be specially benefited by the Public Infrastructure. Each Dwelling Unit is subject to a District Capital Assessment to repay the bonds. PURCHASER'S INITIALS Amount. The estimated amount of annual District Capital Assessments including principal and interest levied on each Dwelling Unit is expected to be approximately \$952.00 (approximately \$79.00 per month), which sum shall be payable annually for the term of the Bonds (the principal repayment period may not exceed thirty (30) years). The aggregate amount of District Capital Assessments including principal and interest expected to be levied and imposed on each Dwelling Unit over the term of the thirty (30) year Bonds is approximately \$28,566.00. (.) L. D PURCHASER'S INITIALS Prepay Option. Each owner of a Dwelling Unit has the option of prepaying the aggregate amount of District Capital Assessments levied on the owner's Dwelling Unit. The prepayment amount at any time will be equal to the remaining outstanding pro rata share of principal and interest due through the next applicable payment date due on the bonds for each Dwelling Unit. Such prepayment amount will decline each year as the District Capital Assessments are paid. $C \times 2.D$ purchaser's initials District Administrative Assessments. In addition to District Capital Assessments, the District will impose an annual non ad valorem assessment to fund District operations and maintenance of its Public Infrastructure (collectively, "District Administrative Assessments"). Each Dwelling Unit shall be subject to District Administrative Assessments. The budget from which District Administrative Assessments are derived is subject to change each year, and may vary from year to year and from time to time. During each of the first three (3) fiscal years of the District, it is anticipated that District Administrative Assessments for the Dwelling Unit will be approximately \$568.00 (approximately \$47.00 per month), per year per Dwelling Unit, after which time such assessments may vary from year to year and from time to time. CX) 2 purchaser's initials 3.5 District Assessments. District Administrative Assessments together with District Capital Assessments shall comprise the "District Assessments." While the District Assessments are not taxes under Florida law, the District Assessments will constitute a lien coequal with the lien of State, County, Municipal, and School Board taxes, and are expected to appear on the ad valorem tax bill sent each year by the Miami-Dade County Tax Collector. The Homestead Exemption is not applicable to the District Assessments. Because a tax bill cannot be paid in part, failure to pay the District Assessments or any other portion of the tax bill will result in the sale of tax certificates and could ultimately result in the loss of title to the Dwelling Unit of the delinquent taxpayer through the issuance of a tax deed. If billed directly by the District, nonpayment could result in foreclosure on and loss of title to the Dwelling Unit. ∠D purchaser's initials PURCHASER: **PURCHASER:** Print Name:

Date:



THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131

2006R1044094 OR Bk 24955 Pgs 2447 - 24491 (3pgs) RECORDED 09/28/2006 14:00:27 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted , which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 30th day of August, 2006.

WITNESSES: Valeriano Corporation, a Florida corporation MAKIBEL L. RY ku plu Rocco Valeriano as President STATE OF FLORIDA COUNTY OF MIAMI-DADE

Rocco Valeriano, as President

The foregoing instrument was acknowledged before me this 30th day of August, 2006 by Valeriano Corporation, a Florida corporation, OWNER, who is personally known to me or who produced

as identification on behalf of the company.

My commission expires:

سمد RV PI IRI IC State of Florida

MARIBELL CANOVACA Notary Public - State of Florida Commission Expires Sep 27, 2009 Commission # DD 476177 Bonded By National Notary Assn

EXHIBIT A

LEGAL DESCRIPTION

Lot 9, Block 12, BEACON AT DORAL, according to the plat thereof, as recorded in Plat Book 164, page 63, of the Public Records of Miami-Dade County, Florida.

EXHIBIT B



OBE EXEC THIS INSTRUMENT PREPARED BY:

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT Á ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on _____, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder identical to this Joinder will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigne	ed has executed this Joinder on this day of
WITNESSES:	OWNER:
Print Name:	
Print Name:	
STATE OF FLORIDA) ss.:	
COUNTY OF MIAMI-DADE	
, OWN	ged before me this day of, 2 by ER, who is personally known to me or who produced _ as identification.
My commission expires:	NOTARY PUBLIC, State of Florida
	Print Name
	FIREINGHIC

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Annual District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952,00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

	Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Monthly</u> District <u>Operations</u> Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
L	Townhomes	\$47.00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566.00

1. The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

District Finance and Assessments. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice 195

Purchaser's Initials

PÜRCHASER'S INITIALS

*Purchaser's initials

PURCHASER'S INITIALS

the principal of and inte on which will be payable from non ad ve om special assessments ("District Capital Assessments") wied by the District on the property within the Development, which property is found to be specially benefited by the Public Infrastructure. Each Dwelling Unit is subject to a District Capital Assessment to repay the bonds.

3.2 Amount. The estimated amount of annual District Capital Assessments including principal and interest levied on each Dwelling Unit is expected to be approximately \$952.00

Amount. The estimated amount of annual District Capital Assessments including principal and interest levied on each Dwelling Unit is expected to be approximately \$952.00 (approximately \$79.00 per month), which sum shall be payable annually for the term of the Bonds (the principal repayment period may not exceed thirty (30) years). The aggregate amount of District Capital Assessments including principal and interest expected to be levied and imposed on each Dwelling Unit over the term of the thirty (30) year Bonds is approximately \$28,566.00.

O PURCHASER'S INITIALS

3.3 <u>Prepay Option</u>. Each owner of a Dwelling Unit has the option of prepaying the aggregate amount of District Capital Assessments levied on the owner's Dwelling Unit. The prepayment amount at any time will be equal to the remaining outstanding pro rate share of principal and interest due through the next applicable payment date due on the bonds for each Dwelling Unit. Such prepayment amount will decline each year as the District Capital Assessments are paid.

PURCHASER'S INITIALS

3.4 <u>District Administrative Assessments</u>. In addition to District Capital Assessments, the District will impose an annual non ad valorem assessment to fund District operations and maintenance of its Public Infrastructure (collectively, "<u>District Administrative Assessments</u>"). Each Dwelling Unit shall be subject to District Administrative Assessments. The budget from which District Administrative Assessments are derived is subject to change each year, and may vary from year to year and from time to time. During each of the first three (3) fiscal years of the District, it is anticipated that District Administrative Assessments for the Dwelling Unit will be approximately \$568.00 (approximately \$47.00 per month), per year per Dwelling Unit, after which time such assessments may vary from year to year and from time to time.

PURCHASER'S INITIALS

2.5 <u>District Assessments.</u> District Administrative Assessments together with District Capital Assessments shall comprise the "<u>District Assessments</u>." While the District Assessments are not taxes under Florida law, the District Assessments will constitute a lien coequal with the lien of State, County, Municipal, and School Board taxes, and are expected to appear on the ad valorem tax bill sent each year by the Miami-Dade County Tax Collector. The Homestead Exemption is not applicable to the District Assessments. Because a tax bill cannot be paid in part, failure to pay the District Assessments or any other portion of the tax bill will result in the sale of tax certificates and could ultimately result in the loss of title to the Dwelling Unit of the delinquent taxpayer through the issuance of a tax deed. If billed directly by the District, nonpayment could result in foreclosure on and loss of title to the Dwelling Unit.

<u>≻</u> PURCHASER'S INITIALS

PURCHASER:	PURCHASER:
× 1	
Print Name: Valeriano Corp. Print Name: Pris: Rocco Valeriano	Print Name:
Date:	Date:

REDURD AND RETURN TO: NORTH AMERICAN TITLE COMPANY THIS INSTRUMENT PREBARED BY HE SUITE TO

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131

CFN 2006R0983079
OR Bk 24905 Pss 4199 - 4201; (3pss)
RECORDED 09/13/2006 14:43:57
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development-District (the "CDD") as described in that certain petition submitted which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in

advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against an person bound hereby.
IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 30th day of August, 2006
WITNESSES:
Print Name: Hargarita Calderon; Bibiana C. Guzman
Print Name: MARIA LOZANO
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) ss.:
The foregoing instrument was acknowledged before me this 30th day of August, 2006 by Bibiana C. Guzman, an unmarried woman, OWNER, who is personally known to me or who produced The David Turnst as identification on behalf of the company.
My commission expires: March Marc
MANAGE STATE MIN.

EXHIBIT A

LEGAL DESCRIPTION

Lot 1 , Block 13 , BEACON AT DORAL, according to the plat thereof, as recorded in Plat Book 164, page 63, of the Public Records of Miami-Dade County, Florida.

EXHIBIT B

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	
JOINDER IN THE NORTH DA	DE COMMUNITY DEVELOPMENT DISTRICT
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	· ide _{n · ·} ·
Ladies and Gentlemen:	
The undersigned, being owner (the "Owr City of Doral, Miami-Dade County, Florida, to-w	ner") of the following described property (the "Property"), in the vit:
SEE EXHIBIT A ATTACHI	ED HERETO AND MADE A PART HEREOF
of the North Dade Community Development Dion, which include, the a running with the land. The Owner agrees for its appointed as Owner's attorney in fact to execut all documents required in connection with the C and is irrevocable. Each person acquiring title within the boundaries of the CDD and subject to agrees that in the event of a re-sale, a Joinder successor in title and recorded in the public recorded.	orida corporation ("Lennar") and others in the pending creation strict (the "CDD") as described in that certain petition submitted bove referred to parcel of land. This Joinder is a covenant self and its successors and assigns that Lennar is hereby seen on behalf of Owner and its successors and assigns any and CDD. This grant of power of attorney is coupled with an interest to the Property is put on notice that the Property will be included assessments respecting the CDD. Furthermore, Owner identical to this Joinder will be required to be executed by the ords of Miami-Dade County, Florida. In the event that such sequent conveyance of Property shall be deemed not to be
that Owner or any successor in title to Owner s successor shall be bound to sign such docume Owner agrees for itself and its successors and advance, any person or entity failing to comply damages and not as a penalty. Additionally, Le	any reason Miami-Dade County and/or the City of Doral requires ign any document in connection with the CDD, Owner or its nt. Any failure to do so will result in damages to Lennar and assigns that because such damages cannot be determined in with this Joinder shall pay Lennar \$100,000 as liquidated ennar shall be entitled to be reimbursed all attorney and on appeal in the event it must enforce this Joinder against any
IN WITNESS WHEREOF, the undersigne	d has executed this Joinder on this day of
VITNESSES:	NER:
Print Name:	
rint Name:	
STATE OF FLORIDA	
) ss.: COUNTY OF MIAMI-DADE	
	ed before me this day of, 2 by ER, who is personally known to me or who produced as identification.
ly commission expires:	
y commoder expired.	NOTARY PUBLIC, State of Florida
	Print Name
	177

MILAN BY LENNAR

1/13

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District)

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Annual District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (Includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total Angual District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, If Applicable)	Estimated Monthly District Operations Assessments (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated Monthly District Capital Assessments (Estimated Anaual District Capital Assessments divided by 12)
Townhomes	- \$47.00	\$0.00	\$79 .00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE RONDIS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated Total Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566.00

Lag purchasers initials

1. The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

264 purchaser's initials

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

ABY PURCHASER'S INITIALS

District Finance and Assessments. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

PURCHASER'S INITIAL

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2

Purchaser's Initials

3.1 <u>District Capital Assessments.</u> The principal of and interest on which will be payable from Capital Assessments") levied by the District on the pro-	the District expects to issue bonds (the "Bonds"), m non ad valorem special assessments ("District
found to be specially benefited by the Public Infrastruct	ure. Each Dwelling Unit is subject to a District
Capital Assessment to repay the bonds.	4
	PURCHASER'S INITIALS
3.2 Amount. The estimated amount principal and interest levied on each Dwelling Un (approximately \$79.00 per month), which sum shall be principal repayment period may not exceed thirty (30) y Assessments including principal and interest expected to over the term of the thirty (30) year Bonds is approximate.	payable annually for the term of the Bonds (the ears). The aggregate amount of District Capital to be levied and imposed on each Dwelling Unit ely \$28,566.00.
•	13 / PURCHASER'S INITIALS
3.3 <u>Prepay Option</u> . Each owner of aggregate amount of District Capital Assessments levied amount at any time will be equal to the remaining outsta through the next applicable payment date due on the beamount will decline each year as the District Capital Asses	nding pro rata share of principal and interest due onds for each Dwelling Unit. Such prepayment essments are paid.
	LA F PURCHASER'S INITIALS
3.4 <u>District Administrative Assessments</u> , the District will impose an annual non ad and maintenance of its Public Infrastructure (collective Each Dwelling Unit shall be subject to District Administrative Assessments are derived is subject to year and from time to time. During each of the anticipated that District Administrative Assessments for a (approximately \$47.00 per month), per year per Dwellin vary from year to year and from time to time.	valorem assessment to fund District operations vely, "District Administrative Assessments"). istrative Assessments. The budget from which ect to change each year, and may vary from year first three (3) fiscal years of the District, it is the Dwelling Unit will be approximately \$568.00
	LA PURCHASER'S INITIALS
3.5 <u>District Assessments.</u> District A Capital Assessments shall comprise the "District Assess taxes under Florida law, the District Assessments will County, Municipal, and School Board taxes, and are exeach year by the Miami-Dade County Tax Collector. The District Assessments. Because a tax bill cannot be paid any other portion of the tax bill will result in the sale of loss of title to the Dwelling Unit of the delinquent taxpa directly by the District, nonpayment could result in forcel	constitute a lien coequal with the lien of State, pected to appear on the ad valorem tax bill sent the Homestead Exemption is not applicable to the in part, failure to pay the District Assessments or tax certificates and could ultimately result in the yer through the issuance of a tax deed. If billed losure on and loss of title to the Dwelling Unit.
	PURCHASER'S INITIALS
PURCHASER:	PURCHASER:
	Binana Juzmace
Print Name:	Print Name: BIBIANA GUZUSU
Date:	Date:
• :	

100 March 1997 (19

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131 CFM 2006R0846894 OR Bk 24792 Pas 0755 - 757; (3pas) RECORDED 08/04/2006 13:58:51 HARVEY RUVIN, CLERK OF COURT HIAHZ-DADE COUNTY, FLORIDA

2/13

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on _______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and person bound hereby.

IN WITNESS WHEREOF, the undersig	gned has executed this Joinder on this 31st day of July, 2006.
WITNESSES:	
act	In Sen
Print Name: ADA Consules	Carmen E. Scarone
Mariana Oramas	
Print Name:	•
STATE OF FLORIDA)) ss.:
COUNTY OF MIAMI-DADE)
Scarone, an unmarried woman, OWNER, wh My commission expires:	n DD209178 ADA GWRELEZ

EXHIBIT A

LEGAL DESCRIPTION

Lot 2 Block 13, BEACON AT DORAL, according to the Plat thereof, as recorded in Plat Book 164, Page 63, of the Public Records of Miami-Dade County, Florida.

EXHIBIT B

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	
JOINDER IN THE NORTH DAD	DE COMMUNITY DEVELOPMENT DISTRICT
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	~
Ladies and Gentlemen:	
The undersigned, being owner (the "Owne City of Doral, Miami-Dade County, Florida, to-wit	er") of the following described property (the "Property"), in the ::
SEE EXHIBIT A ATTACHE	D HERETO AND MADE A PART HEREOF
of the North Dade Community Development Dist on, which include, the ab running with the land. The Owner agrees for itse appointed as Owner's attorney in fact to execute all documents required in connection with the CI and is irrevocable. Each person acquiring title to within the boundaries of the CDD and subject to agrees that in the event of a re-sale, a Joinder id successor in title and recorded in the public reco Joinder is not executed and recorded, any subseffective. Without limiting the foregoing, in the event for ar that Owner or any successor in title to Owner sig successor shall be bound to sign such documen Owner agrees for itself and its successors and advance, any person or entity failing to comply with damages and not as a penalty. Additionally, Ler paraprofessional fees and costs at trial and upor	rida corporation ("Lennar") and others in the pending creation rict (the "CDD") as described in that certain petition submitted ove referred to parcel of land. This Joinder is a covenant left and its successors and assigns that Lennar is hereby on behalf of Owner and its successors and assigns any and DD. This grant of power of attorney is coupled with an interest of the Property is put on notice that the Property will be included assessments respecting the CDD. Furthermore, Owner entical to this Joinder will be required to be executed by the rds of Miami-Dade County, Florida. In the event that such equent conveyance of Property shall be deemed not to be any reason Miami-Dade County and/or the City of Doral requires an any document in connection with the CDD, Owner or its t. Any failure to do so will result in damages to Lennar and sesigns that because such damages cannot be determined in with this Joinder shall pay Lennar \$100,000 as liquidated that appeal in the event it must enforce this Joinder against any
person bound hereby.	has executed this Joinder on this day of
, 2	has executed this bolitude of this day of
WITNESSES:	OWNER
Print Name:	
Print Name:	
STATE OF FLORIDA	
) ss.: COUNTY OF MIAMI-DADE	
, OWNE	ed before me this day of, 2 by ER, who is personally known to me or who produced as identification.
My commission expires:	
	NOTARY PUBLIC, State of Florida
	Print Name

<u>MILAN BY LENNAR</u>

NORTH DADE CDD NOTICE

413

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Annual</u> District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated <u>Annual</u> Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

	Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Monthly</u> District <u>Operations</u> Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District <u>Infrastructure Maintenance</u> <u>Assessments</u> (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
L	Townhomes	\$47,00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566.00

The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

PURCHASER'S INITIALS

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

PURCHASER'S INITIALS

3. <u>District Finance and Assessments</u>. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

PURCHASER'S INITIALS

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2

Purchaser's Initials

the principal of and interest on which will be payable fro	ne District expects to issue bonds (the "Bonds"),
<u>Capital Assessments</u> ") levied by the District on the pro	
found to be specially benefited by the Public Infrastruct	
Capital Assessment to repay the bonds.	
£ (in the second se	PURCHASER'S INITIALS
3.2 Amount. The estimated amount	t of annual District Capital Assessments including
principal and interest levied on each Dwelling Un	
(approximately \$79.00 per month), which sum shall be principal repayment period may not exceed thirty (30)	
Assessments including principal and interest expected	
over the term of the thirty (30) year Bonds is approxima	
	PURCHASER'S INITIALS
	PORCHASER'S INITIALS
3.3 <u>Prepay Option</u> . Each owner of	a Dwelling Unit has the option of prepaying the
aggregate amount of District Capital Assessments levie	
amount at any time will be equal to the remaining outst	
through the next applicable payment date due on the bamount will decline each year as the District Capital As:	
· · · · · · · · · · · · · · · · · · ·	PURCHASER'S INITIALS
**	TONCHASER S INTIALS
	ssments. In addition to District Capital
Assessments, the District will impose an annual non a and maintenance of its Public Infrastructure (collect	
Each Dwelling Unit shall be subject to District Admi	
District Administrative Assessments are derived is subj	ect to change each year, and may vary from year
to year and from time to time. During each of the	first three (3) fiscal years of the District, it is
anticipated that District Administrative Assessments for (approximately \$47.00 per month), per year per Dwell	ing Unit, after which time such assessments may
vary from year to year and from time to time.	;
	PURCHASER'S INITIALS
4	PURCHASER'S INITIALS
	Administrative Assessments together with District
Capital Assessments shall comprise the "District Asses	
taxes under Florida law, the District Assessments will County, Municipal, and School Board taxes, and are e	
each year by the Miami-Dade County Tax Collector. T	
District Assessments. Because a tax bill cannot be paid	
any other portion of the tax bill will result in the sale of	
loss of title to the Dwelling Unit of the delinquent taxp directly by the District, nonpayment could result in fore	
	- Th
	PURCHASER'S INITIALS
PURCHASER:	PURCHASER:
P	
Me Sisa	
	•
Print Name: Carman Jegrone	Print Name:
Print Name: Carman Jegrone Date: 7/17/0-	Date:
:	ŧ
:	

nob

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131



CFN 2006R1061839

OR Bk 24970 Pas 0876 - 881; (6pas)

RECORDED 10/03/2006 14:13:38

HARVEY RUVIN, CLERK OF COURT

MIAMI-DADE COUNTY, FLORIDA

4/13

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, Juan Acosta being owner (the "Owner") of the following described property 10386 NW 30 Terrace Doral FL 33172, in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation, ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of the Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

	of
August, 2006.	
WITNESSES: OWNER	
Print Name: Display Sum Acosta Sum Acosta	
Print Name: Juan Acosta	
Print Name:	
	•
WITNESSES: OWNER	
Print Name: Name:	
Title:	
Date:	
Print Name:	
STATE OF FLORIDA)	
) SS.:	
COUNTY OF MIAMI-DADE)	
The foregoing instrument was acknowledged before me this 1 day of August, 2006 by of OWNER, who	is
personally known to me or who produced as identification on behalf of company.	ne
My commission expires Odalys Villar NOTARY PUBLIC, State of Florida NOTARY PUBLIC, State of Florida	
a thinición # DD 4000000 1101111 1 0 DD 10, Diago OI 1 1011111	
Expires: JAN, 15, 2010 Bonded That Atlantic Bonding Co., Inc. Name South State St	
STATE OF FLORIDA) SS.:	
COUNTY OF MIAMI-DADE)	
The foregoing instrument was acknowledged before me this 1 st day of August, 2006 l	
as of OWNER, who personally known to me or who produced as identification on behalf of	he
company.	
My commission expires:	
My commission expires: NOTARY PUBLIC, State of Florida	
Print Pobble, State of Florida	
Name	
. 4	

EXHIBIT A

LEGAL DESCRIPTION

Lot 4 in Block 13 of Beacon at Doral, according to the Plat thereof, as recorded in Plat Book 164 at Pages 63, of the Public Records of Dade County, Florida. As amended.

EXHIBIT B

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "<u>Owner</u>") of the following described property (the "<u>Property</u>"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation, ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on _______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder identical to this Joinder will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of the Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

OR BK 24970 FG 0881 LAST PAGE

IN WITNESS WHEREOF, the understoof, 200	igned has executed this Joinder on this day
WITNESSES:	OWNER
	By:
Print Name:	Name:
Print Name:	
WITNESSES:	OWNER
	By:
Print Name:	Name:
	Date:
Print Name:	
STATE OF FLORIDA)	
COUNTY OF MIAMI-DADE) SS.:	
200 by OWNER, who is personally known to i	vledged before me this day of, as of me or who produced as
identification on behalf of the company.	
My commission expires:	NOTARY PUBLIC, State of Florida Print Name
STATE OF FLORIDA) SS.:	
COUNTY OF MIAMI-DADE)	
The foregoing instrument was acknown 200 by OWNER, who is personally known to indentification on behalf of the company.	vledged before me this day of, as of me or who produced as
My commission expires:	NOTARY PUBLIC, State of Florida Print Name

NORTH DADE CDD NOTICE

ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

	Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Annual</u> District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
į	Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 Breakdown of estimated monthly district assessments for each of the first three (3) fiscal YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Monthly</u> District <u>Operations</u> Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District <u>Infrastructure Maintenance</u> <u>Assessments</u> (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$4 7.00	\$0.00	\$7 9.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839,00	\$28,566.00

The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

District Finance and Assessments. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

MIA\153991.2 FINAL 9/28/05

Milan by Lennar North Dade CDD Notice

PURCHASER'S INITIALS

PURCHASER'S INITIALS

PURCHASER'S INITIALS

Page 1 of 2

3.1 <u>District Capital Assessmen</u> the principal of and interest on which will be payab	tts. The District expects to issue bonds (the "Bonds") le from non ad valorem special assessments ("Distric
Capital Assessments") levied by the District on the	e property within the Development, which property i
Capital Assessment to repay the bonds.	structure. Each Dwelling Unit is subject to a Distric
	PURCHASER'S INITIAL
3.2 <u>Amount</u> . The estimated an	nount of annual District Capital Assessments including
principal and interest levied on each Dwelling	g Unit is expected to be approximately \$952.0
	all be payable annually for the term of the Bonds (the (30) years). The aggregate amount of District Capital
	cted to be levied and imposed on each Dwelling Uni
	PURCHASER'S INITIAL
	er of a Dwelling Unit has the option of prepaying th
	levied on the owner's Dwelling Unit. The prepaymen
through the next applicable payment date due on	outstanding pro rata share of principal and interest du the bonds for each Dwelling Unit. Such prepaymen
amount will decline each year as the District Capita	Assessments are paid.
	purchaser's initial
3.4 District Administrative	Assessments. In addition to District Capita
and maintenance of its Public Infrastructure (co	on ad valorem assessment to fund District operation llectively, "District Administrative Assessments")
Each Dwelling Unit shall be subject to District A	Administrative Assessments. The budget from which
District Administrative Assessments are derived is	subject to change each year, and may vary from year
to year and from time to time. During each of	the first three (3) fiscal years of the District, it is for the Dwelling Unit will be approximately \$568.0
(approximately \$47.00 per month), per year per D	welling Unit, after which time such assessments mag
vary from year to year and from time to time.	,
	PURCHASER'S INITIAL
3.5 <u>District Assessments</u> , Dist	rict Administrative Assessments together with Distric
taxes under Florida law the District Assessments	<u>assessments</u> ." While the District Assessments are no will constitute a lien coequal with the lien of State
County, Municipal, and School Board taxes, and a	ire expected to appear on the ad valorem tax hill sen
each year by the Miami-Dade County Tax Collecto	or. The Homestead Exemption is not applicable to the
any other portion of the tay hill will result in the sa	paid in part, failure to pay the District Assessments of
1033 of title to the Dwelling Unit of the delinquent	le of tax certificates and could ultimately result in the taxpayer through the issuance of a tax deed. If billed
directly by the District, nonpayment could result in	foreclosure on and loss of title to the Dwelling Unit.
	PURCHASER'S INITIALS
PURCHASER:	PURCHASER:
Aug Rento	
Print Name: JUAN ACONTA	Print Name:
Date:	Date:

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131



CFN 2006R1016541

DR Bk 24932 Pss 4963 - 4968; (6pss)

RECORDED 09/21/2006 14:18:09

HARVEY RUVIN, CLERK OF COURT

MIAMI-DADE COUNTY, FLORIDA

5/13

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "<u>Owner</u>") of the following described property (the "<u>Property</u>"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation, ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of the Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersof	signed has executed this Joinder on this day
WATNESSES:	OWNER
	By: Amunitality
Print Name: Le nhifer Hieros	Name BRUNILDA A. ZALDIVAR
Print Name: Polices	
WITNESSES:	OWNER
	By:
Print Name:	Name:Title:
Print Name:	Date:
STATE OF FLORIDA) SS.: COUNTY OF MIAMI-DADE)	
200 (1) by zocoulda & zalduce	wledged before me this 31 day of of of of me or who produced becomes
JENNIFER NIEVES Notary Public - State of Florida My Commission Expires Aug 11, 2009 Commission # DD461057 STATE OF FISORED Autional Notary Assn	NOTARY PUBLIC, State of Florida Print Name
COUNTY OF MIAMI-DADE) SS.:	
The foregoing instrument was acknown 200 by OWNER, who is personally known to identification on behalf of the company.	wledged before me this day of,as of me or who produced as
My commission expires:	
	NOTARY PUBLIC, State of Florida Print Name

EXHIBIT A

LEGAL DESCRIPTION

Lot <u>5</u> in Block <u>13</u> of <u>Beacon at Doral</u>, according to the Plat thereof, as recorded in Plat Book <u>164</u> at Pages <u>63</u>, of the Public Records of Dade County, Florida, as amended.

EXHIBIT B

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation, ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on _______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder identical to this Joinder will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of the Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the unders of, 200	igned has executed this Joinder on this day
WITNESSES:	OWNER
	By:
Print Name:	Name:
Print Name:	
WITNESSES:	OWNER
D. S. M.	By:
Print Name:	Name:Title:
	Date:
Print Name:	
STATE OF FLORIDA) SS.: COUNTY OF MIAMI-DADE The foregoing instrument was acknow 200 by OWNER, who is personally known to identification on behalf of the company. My commission expires:	wledged before me this day of,as of me or who produced as NOTARY PUBLIC, State of Florida Print Name
STATE OF FLORIDA) SS.: COUNTY OF MIAMI-DADE)	
The foregoing instrument was acknown by	wledged before me this day of, as of
OWNER, who is personally known to identification on behalf of the company.	as of me or who produced as
My commission expires:	
	NOTARY PUBLIC, State of Florida Print Name

MILAN BY LENNAR

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Appual District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (Includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total Annual District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$ 568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Monthly</u> District <u>Operations</u> Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated Monthly District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$47.00	\$0.00	\$ 79.00

Table 2 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)

Type of Dwelling Unit (and Phase, if Applicable)

Initial Estimated Prepayment Amount to Pay off Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)

Estimated Total Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)

3.3 Below)

Townhomes \$13,839.00

528,566.00 B Purchasers initials

The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

xBZ purchaser's initials

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

×B7 PURCHASER'S INITIALS

District Finance and Assessments. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each properly located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

PURCHASER'S INITIALS

: MIA\153991.2 | FINAL 9/28/05 | Milan by Lennar North Dade CDD Notice

Page 1 of 2

Purchaser's Initials XBZ

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	3.1 <u>District Capital Assessments.</u> The District expects to issue bonds (the "Bonds"), the principal of and interest on which will be payable from non ad valorem special assessments (" <u>District Capital Assessments</u> ") levied by the District on the property within the Development, which property is found to be specially benefited by the Public Infrastructure. Each Dwelling Unit is subject to a District Capital Assessment to repay the bonds.
	X BZ PURCHASER'S INITIALS
	3.2 Amount. The estimated amount of annual District Capital Assessments including principal and interest levied on each Dwelling Unit is expected to be approximately \$952.00 (approximately \$79.00 per month), which sum shall be payable annually for the term of the Bonds (the principal repayment period may not exceed thirty (30) years). The aggregate amount of District Capital Assessments including principal and interest expected to be levied and imposed on each Dwelling Unit over the term of the thirty (30) year Bonds is approximately \$28,566.00.
	EBE purchaser's initials
	3.3 <u>Prepay Option.</u> Each owner of a Dwelling Unit has the option of prepaying the aggregate amount of District Capital Assessments levied on the owner's Dwelling Unit. The prepayment amount at any time will be equal to the remaining outstanding pro rata share of principal and interest due through the next applicable payment date due on the bonds for each Dwelling Unit. Such prepayment amount will decline each year as the District Capital Assessments are paid.
; ;	<u>∞82</u> purchaser's initials
化二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十	Assessments, the District Number of its Public Infrastructure (collectively, "District Administrative Assessment to fund District operations and maintenance of its Public Infrastructure (collectively, "District Administrative Assessments"). Each Dwelling Unit shall be subject to District Administrative Assessments. The budget from which District Administrative Assessments are derived is subject to change each year, and may vary from year to year and from time to time. During each of the first three (3) fiscal years of the District, it is anticipated that District Administrative Assessments for the Dwelling Unit will be approximately \$568.00 (approximately \$47.00 per month), per year per Dwelling Unit, after which time such assessments may vary from year to year and from time to time.
1000	782 purchaser's initials
The sample of the Control and	2.5 <u>District Assessments</u> . District Administrative Assessments together with District Capital Assessments shall comprise the " <u>District Assessments</u> ." While the District Assessments are not taxes under Florida law, the District Assessments will constitute a lien coequal with the lien of State, County, Municipal, and School Board taxes, and are expected to appear on the ad valorem tax bill sent each year by the Miami-Dade County Tax Collector. The Homestead Exemption is not applicable to the District Assessments. Because a tax bill cannot be paid in part, failure to pay the District Assessments or any other portion of the tax bill will result in the sale of tax certificates and could ultimately result in the loss of title to the Dwelling Unit of the delinquent taxpayer through the issuance of a tax deed. If billed directly by the District, nonpayment could result in foreclosure on and loss of title to the Dwelling Unit.
	PURCHASER'S INITIALS
100	PURCHASER: PURCHASER:
. !	x Fruita Zolling
. !	Print Name: Brunild Zaldivar Print Name: Date:
	Date:
THE PARTY OF THE P	
-	MIA\153991.2 FINAL 9/28/05 Page 2 of 2 Millan by Lennar North Dade CDD Notice

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131



CFN 2006R0962665

OR Bk 24887 Pss 2451 - 2456; (6pss)
RECORDED 09/08/2006 15:44:48

HARVEY RUVIN; CLERK OF COURT
MIAMI-DADE COUNTY; FLORIDA

0/13

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "<u>Owner</u>") of the following described property (the "<u>Property</u>"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation, ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of the Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersited of August, 2006	gned has executed this Joinder on this 3 day
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	OWNER By: Carmen Cira Feijoo Vrdaneta
Print Name: Martinez Print Name: Flegzar Gonzalez	Name:
Timervaine. 17/100/CCT CONTIGUE	-
WITNESSES:	OWNER
Print Name:	By:
Print Name:	Date.
STATE OF FLORIDA)) SS.:	
COUNTY OF MIAMI-DADE)	
2000 by CARRENCALE PENDO U	pledged before me this 3rd day of August, of me or who produced drivers licensas
	NOTARY PUBLIC State of Florida Print Name Commission # DD293451 Expires: Feb. 23, 2008
STATE OF FLORIDA)) SS.:	Aaron Notary 1-800-350-5161
COUNTY OF MIAMI-DADE)	
The foregoing instrument was acknown 200 by	vledged before me this day of,
OWNER, who is personally known to ridentification on behalf of the company.	as of me or who produced as
My commission expires:	
- - -	NOTARY-PUBLIC, State of Florida Print Name

EXHIBIT A

LEGAL DESCRIPTION

Lot 6, Block 13, Beacon at Doral, according to the plat thereof, as recorded in Plat Book 164, Page 63, of the Public Records of Miami-Dade County, Florida.

EXHIBIT B

FORM OF JOINDER TO BE EXECUTED

226

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THIS INSTRUMENT PREPARED BY:	
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JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "<u>Owner</u>") of the following described property (the "<u>Property</u>"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

wit

OR BK 24887 PG 2456 LAST PAGE

IN WITNESS WHEREOF, the under of, 200	rsigned has executed this Joinder on this day
WITNESSES:	OWNER
	By:
Print Name:	Name:
Print Name:	
WITNESSES:	OWNER
	By:
Print Name:	Name:
	Title:
Print Name:	Date:
200 by	wledged before me this day of,as of me or who produced as NOTARY PUBLIC, State of Florida Print
	Name
STATE OF FLORIDA) COUNTY OF MIAMI-DADE)	
The foregoing instrument was acknown	wledged before me this day of,
OWNER, who is personally known to identification on behalf of the company.	as of me or who produced as
My commission expires:	
wiy commission expires.	NOTARY PUBLIC, State of Florida Print Name

MILAN BY LENNAR

0/1

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Annual District Capital Assessments Including Principal and Interest (see Sections 3.2 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

 Type of Dwelling Unit (and Phase, if Applicable)	Estimated Monthly District Operations Assessments (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated Monthly District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$47.00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566.00
		PURCHASERS INITIALS

1. The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

3. <u>District Finance and Assessments</u>. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2

Purchaser's Initials

PURCHASER'S INITIALS

PURCHASER'S INITIALS

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	3.1 <u>District Capital Assessments.</u> The District expects to issue bonds (the "Bonds"), the principal of and interest on which will be payable from non ad valorem special assessments (" <u>District Capital Assessments</u> ") levied by the District on the property within the Development, which property is found to be specially benefited by the Public Infrastructure. Each Dwelling Unit is subject to a District
	Capital Assessment to repay the bonds.
	PURCHASER'S INITIALS
	3.2 Amount. The estimated amount of annual District Capital Assessments including principal and interest levied on each Dwelling Unit is expected to be approximately \$952.00 (approximately \$79.00 per month), which sum shall be payable annually for the term of the Bonds (the principal repayment period may not exceed thirty (30) years). The aggregate amount of District Capital Assessments including principal and interest expected to be levied and imposed on each Dwelling Unit over the term of the thirty (30) year Bonds is approximately \$28,566.00
	PURCHASER'S INITIALS
	3.3 Prepay Option. Each owner of a Dwelling Unit has the option of prepaying the aggregate amount of District Capital Assessments levied on the owner's Dwelling Unit. The prepayment amount at any time will be equal to the remaining outstanding pro tata share of principal and interest due through the next applicable payment date due on the bonds for each Dwelling Unit. Such prepayment amount will decline each year as the District Capital Assessments are vaid. PURCHASER'S INITIALS
	Assessments, the District will impose an annual non ad valorem assessment to fund District operations and maintenance of its Public Infrastructure (collectively, "District Administrative Assessments"). Each Dwelling Unit shall be subject to District Administrative Assessments. The budget from which District Administrative Assessments are derived is subject to change each year, and may vary from year to year and from time to time. During each of the first three (3) fiscal years of the District, it is anticipated that District Administrative Assessments for the Dwelling Unit will be approximately \$568.00 (approximately \$47.00 per month), per year per Dwelling Unit, after which time such assessments may vary from year to year and from time to time. Purchaser's initials
	Capital Assessments shall comprise the "District Assessments." While the District Assessments are not taxes under Florida law, the District Assessments will constitute a lien coequal with the lien of State, County, Municipal, and School Board taxes, and are expected to appear on the ad valorem tax bill sent each year by the Miami-Dade County Tax Collector. The Homestead Exemption is not applicable to the District Assessments. Because a tax bill cannot be paid in part, failure to pay the District Assessments or any other portion of the tax bill will result in the sale of tax certificates and could ultimately result in the loss of title to the Dwelling Unit of the delinquent taxpayer through the issuance of a tax deed. If billed directly by the District, nonpayment could result in foreclosure on and loss of title to the Dwelling Unit. Purchaser's initials
)	PURCHASER: PURCHASER:
	Print Name: CRO Feijoo Print Name:
	Date:

Page 2 of 2

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THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131 CFN 2006R1016509 OR Bk 24932 Pas 4874 - 4879; (6pas RECORDED 09/21/2006 14:15:18 HARVEY RUVIN, CLERK DF COURT MIAMI-DADE COUNTY, FLORIDA

7/B

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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IN WITNESS WHEREOF, the unders of, 200	signed has executed this Joinder on this day
	OWNER By:
Print Name: Print Name:	
WITNESSES:	OWNER
Print Name:	By:
Print Name:	Date.
STATE OF FLORIDA SS.: COUNTY OF MIAMI-DADE The foregoing instrument was acknow 200 by CAR OF THE FOREGOING OWNER, who is personally known to n identification on behalf of the company. My commission expires: ANA SUSANA BALAREZO MY COMMISSION # DD 227670 EXPIRES: July 5, 2007 Substant Thru Nolary Public Underwiners	lui as of
STATE OF FLORIDA) SS.: COUNTY OF MIAMI-DADE)	
The foregoing instrument was acknowl 200 by OWNER, who is personally known to midentification on behalf of the company.	ledged before me this day of, as of as as
My commission expires:	
	NOTARY PUBLIC, State of Florida Print Name

DM2\633959.1

EXHIBIT A

LEGAL DESCRIPTION

Lot 7 in Block 13 of Beacon at Doral, according to the Plat thereof, as recorded in Plat Book 164 at Pages 63, of the Public Records of Dade County, Florida, as amended.

DM2\633959.1

EXHIBIT B

FORM OF JOINDER TO BE EXECUTED

DM2\633959.1

THIS INSTRUMENT PREPARED BY:	

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

DM2\633959.1

OR BK 24932 PG 4879 LAST PAGE

IN WITNESS WHEREOF, the under of, 200	rsigned has executed this Joinder on this day
WITNESSES:	OWNER
Print Name:	By:
Print Name:	
WITNESSES:	OWNER
	By:
Print Name:	Name:
	Title: Date:
Print Name:	
OWNER, who is personally known to identification on behalf of the company. My commission expires:	wledged before me this day of,as of me or who produced as NOTARY PUBLIC, State of Florida Print Name
STATE OF FLORIDA) COUNTY OF MIAMI-DADE)	
The foregoing instrument was acknown	wledged before me this day of, as of
200 by OWNER, who is personally known to	me or who produced as
identification on behalf of the company.	
My commission expires:	
	NOTARY PUBLIC, State of Florida
	Print
	Name

MILAN BY LENNAR

7/13

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Annual District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Monthly District Operations Assessments (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$ 47.00	\$0.00	\$ 79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566.00

PURCHASERS INITIALS

1. The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

PURCHASER'S INITIALS

PURCHASER'S INITIALS

PURCHASER'S INITIALS

District Finance and Assessments. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice 237

Purchaser's Initials

Capital Assessments") levied by the District on the	ats. The District expect: issue bonds (the "Bonds"), ole from non ad valorem special assessments ("District ne property within the Development, which property is astructure. Each Dwelling Unit is subject to a District
- · · · · · · · · · · · · · · · · · · ·	PURCHASER'S INITIALS
(approximately \$79.00 per month), which sum sha	nount of annual District Capital Assessments including g Unit is expected to be approximately \$952.00 ll be payable annually for the term of the Bonds (the (30) years). The aggregate amount of District Capital sted to be levied and imposed on each Dwelling Unit stimately \$28,566.00. PURCHASER'S INITIALS
amount at any time will be equal to the remaining	er of a Dwelling Unit has the option of prepaying the evied on the owner's Dwelling Unit. The prepayment utstanding pro rata share of principal and interest due he bonds for each Dwelling Unit. Such prepayment Assessments are paid. PURCHASER'S INITIALS
Each Dwelling Unit shall be subject to District Ad	n ad valorem assessment to fund District operations ectively, "District Administrative Assessments"). Iministrative Assessments. The budget from which ubject to change each year, and may vary from year the first three (3) fiscal years of the District, it is
	PURCHASER'S INITIALS
taxes under Florida law, the District Assessments we County, Municipal, and School Board taxes, and are each year by the Miami-Dade County Tax Collector. District Assessments. Because a tax bill cannot be pa any other portion of the tax bill will result in the sale loss of title to the Dwelling Unit of the delinquent tax directly by the District, nonpayment could result in for	expected to appear on the ad valorem tax bill sent. The Homestead Exemption is not applicable to the id in part, failure to pay the District Assessments or of tax certificates and could ultimately result in the
PURCHASER:	PURCHASER:
- SAMA	
Print Name: Roberto Hoffman	Print Name:
Date: 12 17/05	Date:
:	

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131 CFN 2006R0884911

DR Bk 24822 Pgs 2998 - 3000; (3pgs)
RECORDED 08/15/2006 12:26:22
HARVEY RUVIN, CLERK OF COURT
MIANI-DADE COUNTY, FLORIDA

:/14

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 9th day of August, 2006.

WITNESSES:	
W HIMM	
Print Name: William Gren 20102 Print Name: Mariana Oravnas	Amasvido Rodriguez, Jr. Maritza Cruz
STATE OF FLORIDA) ss COUNTY OF MIAMI-DADE)	s.:
Rodriguez, Jr. and Maritza Cruz, husband and with	ed before me this 9th day of August, 2006 by Amasvido fe, OWNER, who is personally known to me or who produced as identification on behalf of the company.
My commission expires: 41010 NOTARY PUBLIC-STATE OF FLORIDA William Gonzalez Commission # DD541742 Expires: APR. 18, 2010 Bonded Thru Atlante Bonding Co., Inc.	Print Name

EXHIBIT A

LEGAL DESCRIPTION

Lot 1, Block 14, BEACON AT DORAL, according to the Plat thereof, as recorded in Plat Book 164, Page 63, of the Public Records of Miami-Dade County, Florida.

EXHIBIT B

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	
JOINDER IN THE NORTH DA	ADE COMMUNITY DEVELOPMENT DISTRICT
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	
Ladies and Gentlemen:	
The undersigned, being owner (the Color of Doral, Miami-Dade County, Florida to-	the state of the s
	ED HERETO AND MADE A PART HEREOF
on, which include, the a running with the land. The Owner agrees for it appointed as Owner's attorney in fact to execut all documents required in connection with the cand is irrevocable. Each person acquiring title within the boundaries of the CDD and subject the agrees that in the event of a re-sale, a Joinder successor in title and recorded in the public recorded.	orida corporation ("Lennar") and others in the pending creation strict (the "CDD") as described in that certain petition submitted above referred to parcel of land. This Joinder is a covenant self and its successors and assigns that Lennar is hereby the on behalf of Owner and its successors and assigns any and CDD. This grant of power of attorney is coupled with an interest to the Property is put on notice that the Property will be included to assessments respecting the CDD. Furthermore, Owner identical to this Joinder will be required to be executed by the cords of Miami-Dade County, Florida. In the event that such sequent conveyance of Property shall be deemed not to be
successor in title to Owner's successor in title to Owner's successor shall be bound to sign such docume Owner agrees for itself and its successors and advance, any person or entity failing to comply damages and not as a penalty. Additionally, paraprofessional fees and costs at trial and upoperson bound hereby.	any reason Miami-Dade County and/or the City of Doral requires ign any document in connection with the CDD, Owner or its nt. Any filting to do so will result in damages to Lennar and assigns the cause such damages cannot be determined in with this Joinder shall pay Lennar \$100,000 as liquidated in the centitled to be reimbursed all attorney and on appeal in the event it must enforce this Joinder against any did has executed this Joinder on this day of
WITNESSES:	OWNER:
	-
rint Name:	EN STATE OF THE PARTY OF THE PA
Print Name:	
STATE OF FLORIDA) ss.:	
COUNTY OF MIAMI-DADE	
The foregoing instrument was acknowledge, OWNE	ed before me this day of, 2 by ER, who is personally known to me or who produced as identification.
ly commission expires:	
y commission expires.	NOTARY PUBLIC, State of Florida
	Print Name

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

NORTH DADE CDD NOTICE

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Annual District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated <u>Annual</u> Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520,00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Monthly District Operations Assessments (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated Monthly District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$ 47.00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,866.00
		PORCHASERS INITIALS

The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar 1. (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process. (XX

District Finance and Assessments. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2

Purchaser's Initials

242

PURCHASER'S INITIALS

PURCHASER'S INITIALS

PUBEHASER'S INITIALS

243

- ...

	3.1 <u>District Capital Assessments</u> . The District expects to issue bonds (the "Bonds"), the principal of and interest on which will be payable from non ad valorem special assessments ("District Capital Assessments") levied by the District on the property within the Development, which property is found to be specially benefited by the Public Infrastructure. Each Dwelling Unit is subject to a District Capital Assessment to repay the bonds.
	3.2 Amount. The estimated amount of annual District Capital Assessments including principal and interest levied on each Dwelling Unit is expected to be approximately \$952.00 (approximately \$79.00 per month), which sum shall be payable annually for the term of the Bonds (the principal repayment period may not exceed thirty (30) years). The aggregate amount of District Capital Assessments including principal and interest expected to be levied and imposed on each Dwelling Unit over the term of the thirty (30) year Bonds is approximately \$28,566.00.
	3.3 Prepay Option. Each owner of a Dwelling Unit has the option of prepaying the aggregate amount of District Capital Assessments levied on the owner's Dwelling Unit. The prepayment amount at any time will be equal to the remaining outstanding pro rata share of principal and interest due through the next applicable payment date due on the bonds for each Dwelling Unit. Such prepayment amount will decline each year as the District Capital Assessments are paid. **PURCHASER'S INITIALS**
	Assessments, the District Administrative Assessments. In addition to District Capital Assessments, the District will impose an annual non ad valorem assessment to fund District operations and maintenance of its Public Infrastructure (collectively, "District Administrative Assessments"). Each Dwelling Unit shall be subject to District Administrative Assessments. The budget from which District Administrative Assessments are derived is subject to change each year, and may vary from year to year and from time to time. During each of the first three (3) fiscal years of the District, it is anticipated that District Administrative Assessments for the Dwelling Unit will be approximately \$568.00 (approximately \$47.00 per month), per year per Dwelling Unit, after which time such assessments may vary from year to year and from time to time.
	2.5 <u>District Assessments</u> . District Administrative Assessments together with District Capital Assessments shall comprise the " <u>District Assessments</u> ." While the District Assessments are not taxes under Florida law, the District Assessments will constitute a lien coequal with the lien of State, County, Municipal, and School Board taxes, and are expected to appear on the advalorem tax bill sent each year by the Miami-Dade County Tax Collector. The Homestead Exemption is not applicable to the District Assessments. Because a tax bill cannot be paid in part, failure to pay the District Assessments or any other portion of the tax bill will result in the sale of tax certificates and could ultimately result in the loss of title to the Dwelling Unit of the delinquent taxpayer through the issuance of a tax deed. If billed directly by the District, nonpayment could result in foreclosure on and loss of title to the Dwelling Unit.
_	PURCHASER: PURCHASER:
D	Mantaller & Man
	Print Name: Maritza Cruz Print Name: AMASUIDO RODVIQUE Z
	Date: $10/32/05$ Date: $10/22/05$

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 2 of 2

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131

2006R0911002 OR Bk 24844 Pas 0792 - 794; (3pas RECORDED 08/22/2006 12:54:30 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

2/14

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

WITNESSES:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted , which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 8th day of August, 2006.

Print Name: William Ganza & Cons Mallella Walley Print Name: Mariana Oramas	tantino Arcila
STATE OF FLORIDA) ss.: COUNTY OF MIAMI-DADE)	
The foregoing instrument was acknowledged before married man, OWNER, who is personally known to	ne this 8th day of August, 2006 by Constantino me or who produced cation on behalf of the company.
My commission expires: PUBLIC STATE OF FLORIDA William Gonzalez Commission # DD541742 Expires: APR. 18, 2010	NOTARY PUBLIC, State of Florida, William Gonzalez Print Name

245

Print Name

Expires: APR. 18, 2010 Bonded Thru Atlantic Bonding Co., Inc.

EXHIBIT A

LEGAL DESCRIPTION

Lot 2, Block 14, BEACON AT DORAL, according to the Plat thereof, as recorded in Plat Book 164, Page 63, of the Public Records of Miami-Dade County, Florida.

EXHIBIT B

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	DAWPLE
IONDED IN THE MODITUDADE	
	COMMUNITY DEVELOPMENT DISTRICT
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	
Ladies and Gentlemen:	
The undersigned, being owner (the "Owner") of City of Doral, Miami-Dade County, Florida, to-wit:	of the following described property (the "Property"), in the
SEE EXHIBIT A ATTACHED HI	ERETO AND MADE A PART HEREOF
of the North Dade Community Development District on, which include, the above running with the land. The Owner agrees for itself at appointed as Owner's attorney in fact to execute on all documents required in connection with the CDD, and is irrevocable. Each person acquiring title to the within the boundaries of the CDD and subject to assuagrees that in the event of a re-sale, a Joinder identic successor in title and recorded in the public records of the CDD.	behalf of Owner and its successors and assigns any and This grant of power of attorney is coupled with an interest Property is put on notice that the Property will be included
that Owner or any successor in title to Owner sign ar successor shall be bound to sign such document. A Owner agrees for itself and its successors and assig advance, any person or entity failing to comply with t damages and not as a penalty. Additionally, Lennar	eason Miami-Dade County and/or the City of Doral requires by document in connection with the CDD, Owner or its my failure to do so will result in damages to Lennar and inside the subject of the subject
IN WITNESS WHEREOF, the undersigned has	executed this Joinder on this day of
WITNESSES:	OWNED.
Print Name:	SAMO,
Print Name:	
STATE OF FLORIDA	
) ss.:	
COUNTY OF MIAMI-DADE	
The foregoing instrument was acknowledged be, OWNER, w as ic	who is personally known to me or who produced
My commission expires:	NOTARY PUBLIC, State of Florida
	Print Name

MILAN BY LENNAR

NORTH DADE CDD NOTICE

ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Annual</u> District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Monthly District Operations Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District <u>Infrastructure Maintenance</u> <u>Assessments</u> (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$47.00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566.00

The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

DI PURCHASER'S INITIALS

The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

Y C. PURCHASER'S INITIALS

District Finance and Assessments. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice Page 1 of 2

Purchaser's Initials

Purchaser's Initials

3.1 <u>District Capital Assessments</u> . The District expects to issue bonds (the " <u>Bonds</u> "), the principal of and interest on which will be payable from non ad valorem special assessments (" <u>District Capital Assessments</u> ") levied by the District on the property within the Development, which property is found to be specially benefited by the Public Infrastructure. Each Dwelling Unit is subject to a District
Capital Assessment to repay the bonds. Purchaser's INITIALS
3.2 Amount. The estimated amount of annual District Capital Assessments including principal and interest levied on each Dwelling Unit is expected to be approximately \$952.00 (approximately \$79.00 per month), which sum shall be payable annually for the term of the Bonds (the principal repayment period may not exceed thirty (30) years). The aggregate amount of District Capital Assessments including principal and interest expected to be levied and imposed on each Dwelling Unit over the term of the thirty (30) year Bonds is approximately \$28,566.00.
V Purchaser's initials
3.3 <u>Prepay Option</u> . Each owner of a Dwelling Unit has the option of prepaying the aggregate amount of District Capital Assessments levied on the owner's Dwelling Unit. The prepayment amount at any time will be equal to the remaining outstanding pro rata share of principal and interest due through the next applicable payment date due on the bonds for each Dwelling Unit. Such prepayment amount will decline each year as the District Capital Assessments are paid.
2.4 <u>District Administrative Assessments</u> . In addition to District Capital
Assessments, the District will impose an annual non ad valorem assessment to fund District operations and maintenance of its Public Infrastructure (collectively, "District Administrative Assessments"). Each Dwelling Unit shall be subject to District Administrative Assessments. The budget from which District Administrative Assessments are derived is subject to change each year, and may vary from year to year and from time to time. During each of the first three (3) fiscal years of the District, it is anticipated that District Administrative Assessments for the Dwelling Unit will be approximately \$568.00 (approximately \$47.00 per month), per year per Dwelling Unit, after which time such assessments may vary from year to year and from time to time.
Y PURCHASER'S INITIALS
3.5 <u>District Assessments</u> . District Administrative Assessments together with District Capital Assessments shall comprise the " <u>District Assessments</u> ." While the District Assessments are not taxes under Florida law, the District Assessments will constitute a lien coequal with the lien of State, County, Municipal, and School Board taxes, and are expected to appear on the ad valorem tax bill sent each year by the Miami-Dade County Tax Collector. The Homestead Exemption is not applicable to the District Assessments. Because a tax bill cannot be paid in part, failure to pay the District Assessments or any other portion of the tax bill will result in the sale of tax certificates and could ultimately result in the loss of title to the Dwelling Unit of the delinquent taxpayer through the issuance of a tax deed. If billed directly by the District, nonpayment could result in foreclosure on and loss of title to the Dwelling Unit.
Y Purchaser's initials
PURCHASER: PURCHASER:
Print Name: Onstrata Print Name:
Date:

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131 CFN 2006R0846937 OR Bk 24792 Pas 1024 - 1026; (3pas) RECORDED 08/04/2006 14:00 HARVEY RUVIN; CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

3/14

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 1st day of August, 2006.

WITNESSES:	Lillin
Print Name: FCable CO Atilio E Maulella Dor Print Name: Mariana Oramas	Enrique Osorio Gonzalez
STATE OF FLORIDA) ss.: COUNTY OF MIAMI-DADE)	
The foregoing instrument was acknowledged before me Osorio Gonzalez, a married man , OWNER, who is personally known to me or who produced _ as identification on behalf of the company.	e this 1st day of August, 2006 by Atilio Enrique
E. CABRERA Notary Public - State of Florida Commission #DD464883 Bonded By National Notary Assn.	NOTARY PUBLIC, State of Florida Print Name

EXHIBIT A

LEGAL DESCRIPTION

Lot 3, Block 14, BEACON AT DORAL, according to the Plat thereof, as recorded in Plat Book 164, Page 63, of the Public Records of Miami-Dade County, Florida.

EXHIBIT B

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	
JOINDER IN THE NORTH DAG	DE COMMUNITY DEVELOPMENT DISTRICT
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	- COMMONITY BEVELOPMENT DISTRICT
Ladies and Gentlemen:	
	or") of the following desembed property (the "Property"), in the DHERETO AND MADE A PART HEREOF
on, which include, the aborunning with the land. The Owner agrees for itse appointed as Owner's attorney in fact to execute all documents required in connection with the CD and is irrevocable. Each person acquiring title to within the boundaries of the CDD and subject to a agrees that in the event of a re-sale, a Joinder ide successor in title and recorded in the public record Joinder is not executed and recorded, any subsect effective.	ida corporation ("Lennar") and others in the pending creation rict (the "CDD") as described in that certain petition submitted by the referred to parcel of land. This Joinder is a covenant of and its successors and assigns that Lennar is hereby on behalf of Owner and its successors and assigns any and D. This grant of power of attorney is coupled with an interest the Property is put on notice that the Property will be included assessments respecting the CDD. Furthermore, Owner centical to this Joinder will be required to be executed by the ds of Miami-Dade County, Florida. In the event that such quent conveyance of Property shall be deemed not to be
successor shall be bound to sign such document. Owner agrees for itself and its successors and as: advance, any person or entity failing to comply advance, and not as a penalty. Additionally damages and not as a penalty.	y reason Miami-Dade County and/or the big of Doral required and document in connection with the CLD Owner or its Any failure to do so will result in damages to the mar and signs that because such damages that the determined in the property of the county
successor shall be bound to sign such document. Owner agrees for itself and its successors and as: advance, any person or entity failing to comply damages and not as a penalty. Additionally, banaparaprofessional fees and costs at trial and upon a	Any failure to do so will result in warmages to the near and signs that because such darriages to the near and signs that because such darriages to be determined in the spiriture shall pay Leanar \$100,000 as liquidated are shall be entitled be reimbursed all attorney and applied in the event it must enforce this Joinder against any
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successor shall be bound to sign such document. Owner agrees for itself and its successors and as advance, any person or entity failing to comply damages and not as a penalty. Additionally, paraprofessional fees and costs at trial and upon person bound hereby. IN WITNESS WHEREOF, the undersigned h., 2	Any failure to do so will result in damages to the near and signs trait because such damages to the determined in the liquidated provided by the control of
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NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Annual</u> District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated <u>Annual</u> Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Monthly</u> District <u>Operations</u> <u>Assessments</u> (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)	
Townhomes	-\$47.00	\$0.00	\$79.00	

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	1 28,566.00

The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar 1. (the "<u>Development</u>") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure"). PURCHASER'S INITIALS

The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process. PURCHASER'S INITIALS

District Finance and Assessments. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2

the principal of and interest on which will be payable from non ad valorem special assessments ("Distric
Capital Assessments") levied by the District on the property within the Development, which property is
found to be specially benefited by the Public Infrastructure. Each Dwelling Unit is subject to a Distric
Capital Assessment to repay the bonds.
PURCHASER'S INITIAL
3.2 Amount. The estimated amount of annual District Capital Assessments including principal and interest levied on each Dwelling Unit is expected to be approximately \$952.00 (approximately \$79.00 per month), which sum shall be payable annually for the term of the Bonds (the principal repayment period may not exceed thirty (30) years). The aggregate amount of District Capital Assessments including principal and interest expected to be levied and imposed on each Dwelling Unit over the term of the thirty (30) year Bonds is approximately \$28,566.00. PURCHASER'S INITIAL
3.3 <u>Prepay Option</u> . Each owner of a Dwelling Unit has the option of prepaying the
aggregate amount of District Capital Assessments levied on the owner's Dwelling Unit. The prepaymen amount at any time will be equal to the remaining outstanding pro rata share of principal and interest du through the next applicable payment date due on the bonds for each Dwelling Unit. Such prepaymen amount will decline each year as the District Capital Assessments are paid.
PURCHASER'S INITIAL
Assessments, the District will impose an annual non ad valorem assessment to fund District operation and maintenance of its Public Infrastructure (collectively, "District Administrative Assessments") Each Dwelling Unit shall be subject to District Administrative Assessments. The budget from which District Administrative Assessments are derived is subject to change each year, and may vary from year to year and from time to time. During each of the first three (3) fiscal years of the District, it is anticipated that District Administrative Assessments for the Dwelling Unit will be approximately \$568.00 (approximately \$47.00 per month), per year per Dwelling Unit, after which time such assessments may vary from year to year and from time to time. PURCHASER'S INITIAL
3.5 <u>District Assessments</u> . District Administrative Assessments together with District Capital Assessments shall comprise the " <u>District Assessments</u> ." While the District Assessments are no
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taxes under Florida law, the District Assessments will constitute a lien coequal with the lien of State County, Municipal, and School Board taxes, and are expected to appear on the ad valorem tax bill sen each year by the Miami-Dade County Tax Collector. The Homestead Exemption is not applicable to the District Assessments. Because a tax bill cannot be paid in part, failure to pay the District Assessments of any other portion of the tax bill will result in the sale of tax certificates and could ultimately result in the loss of title to the Dwelling Unit of the delinquent taxpayer through the issuance of a tax deed. If billed directly by the District, nonpayment could result in foreclosure on and loss of title to the Dwelling Unit. PURCHASER: PURCHASER: PURCHASER:
taxes under Florida law, the District Assessments will constitute a lien coequal with the lien of State County, Municipal, and School Board taxes, and are expected to appear on the ad valorem tax bill sen each year by the Miami-Dade County Tax Collector. The Homestead Exemption is not applicable to the District Assessments. Because a tax bill cannot be paid in part, failure to pay the District Assessments of any other portion of the tax bill will result in the sale of tax certificates and could ultimately result in the loss of title to the Dwelling Unit of the delinquent taxpayer through the issuance of a tax deed. If billed directly by the District, nonpayment could result in foreclosure on and loss of title to the Dwelling Unit. PURCHASER: PURCHASER: PURCHASER: PURCHASER: Print Name: Print Name:
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MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice



THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131 CFN 2006R0846818 OR Bk 24792 Pgs 0253 - 255; (3pgs) RECORDED 08/04/2006 13:49:32 HARVEY RUVIN; CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

4/14

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes_Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 31st day of July, 2006.

WITNESSES:	A
Celle Mary	7-4
Print Name / Nelly B. Cating	Jorge J. Fernandez
Travaela Craver	Mariandrea Grateren
Print Name: Mariana Oramas	Wallandied Grateson
STATE OF FLORIDA) ss.:	
COUNTY OF MIAMI-DADE	
Fernandez and Mariandrea Grateron, husband and w	efore me this 31st day of July, 2006 by Jorge J. ife, OWNER, who is personally known to me or who
produced HOUCO SL	as identification on behalf of the company.
My commission expires:	Mullipolito
JAN 13 2010	NOTARY PUBLIC, State of Florida

Print Name

NELLY B. CATENA
Notary Public - State of Florida
My Commission Expires Jan 13, 2010
Commission # DD 471246
Bonded By National Notary Assn.

TXIONY BREGIENC

EXHIBIT A

LEGAL DESCRIPTION

Lot 4, Block 14, BEACON AT DORAL, according to the Plat thereof, as recorded in Plat Book 164, Page 63, of the Public Records of Miami-Dade County, Florida.

256

Hair.

EXHIBIT B

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	
JOINDER IN THE NORTH DADE COM	MUNITY DEVELOPMENT DISTRICT
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	
Ladies and Gentlemen:	
City of Doral, Miami-Dade Sounty, Plorida to Wit	following described property (the "Property"), in the
running with the land. The Owner agrees for itself and its appointed as Owner's attorney in fact to execute on beha all documents required in connection with the CDD. This and is irrevocable. Each person acquiring title to the Pro within the boundaries of the CDD and subject to assess agrees that in the event of a re-sale, a Joinder identical to successor in title and recorded in the public records of M Joinder is not executed and recorded, any subsequent coeffective. Without limiting the foregoing, in the event for any reason that Owner or any successor in title to Owner sign any do successor shall be bound to sign such document. Any factor of the composition of the comply with this damages and not as a penalty. Additionally, Lennar stap paraprofessional fees and costs at trial and pon appeals.	"CDD") as described in that certain petition submitted rred to parcel of land. This Joinder is a covenant is successors and assigns that Lennar is hereby slif of Owner and its successors and assigns any and grant of power of attorney is coupled with an interest perty is put on notice that the Property will be included nents respecting the CDD. Furthermore, Owner of this Joinder will be required to be executed by the iami-Dade County, Florida. In the event that such proveyance of Property shall be deemed not to be not maintain the connection with the coupling of Doral requires because the damages can be determined in Jointee shall pay lagrary 100.00 the liquidated like entitled to be reimbled all attorney and
IN WITNESS WHEREOF, the undersigned has exe	ecuted this Joinder on this day of
WITNESSES:	OWNER:
Print Name:	
Print Name:	
STATE OF FLORIDA	
) ss.: COUNTY OF MIAMI-DADE	
The foregoing instrument was acknowledged before	me this day, 2 by by
My commission expires:	NOTARY PUBLIC, State of Florida
	Print Name

<u>MILAN BY LENNAR</u>

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Annual District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total Annual District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Monthly District Operations Assessments (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated Monthly District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$47.00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
\$13,839.00	\$28,566.00
	District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)

The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

F MG PURCHASER'S INITIALS

The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

PURCHASER'S INITIALS

District Finance and Assessments. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

PURCHASER'S INITIALS

Purchaser's Initials

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2

3.1 <u>District Capital Assessments.</u> The principal of and interest on which will be payable fro <u>Capital Assessments</u> ") levied by the District on the profound to be specially benefited by the Public Infrastruct Capital Assessment to repay the bonds.	operty within the Development, which property is sture. Each Dwelling Unit is subject to a District
	purchaser's initials
3.2 Amount. The estimated amoun principal and interest levied on each Dwelling U (approximately \$79.00 per month), which sum shall be principal repayment period may not exceed thirty (30) Assessments including principal and interest expected over the term of the thirty (30) year Bonds is approximately	e payable annually for the term of the Bonds (the years). The aggregate amount of District Capital to be levied and imposed on each Dwelling Unit telly \$28,566.00.
	PURCHASER'S INITIALS
3.3 <u>Prepay Option</u> . Each owner of aggregate amount of District Capital Assessments levie amount at any time will be equal to the remaining outst through the next applicable payment date due on the amount will decline each year as the District Capital As	tanding pro rata share of principal and interest due bonds for each Dwelling Unit. Such prepayment sessments are paid.
	PURCHASER'S INITIALS
3.4 <u>District Administrative Assessments</u> , the District will impose an annual non a and maintenance of its Public Infrastructure (collect Each Dwelling Unit shall be subject to District Administrative Assessments are derived is subto year and from time to time. During each of the anticipated that District Administrative Assessments for (approximately \$47.00 per month), per year per Dwell vary from year to year and from time to time.	d valorem assessment to fund District operations ively, "District Administrative Assessments"). inistrative Assessments. The budget from which ject to change each year, and may vary from year first three (3) fiscal years of the District, it is the Dwelling Unit will be approximately \$568.00 ing Unit, after which time such assessments may
	PURCHASER'S INITIALS
3.5 <u>District Assessments</u> . District Capital Assessments shall comprise the " <u>District Asses</u> taxes under Florida law, the District Assessments will County, Municipal, and School Board taxes, and are e each year by the Miami-Dade County Tax Collector. To District Assessments. Because a tax bill cannot be paid any other portion of the tax bill will result in the sale of loss of title to the Dwelling Unit of the delinquent taxp directly by the District, nonpayment could result in forest	constitute a lien coequal with the lien of State, xpected to appear on the ad valorem tax bill sent. The Homestead Exemption is not applicable to the lin part, failure to pay the District Assessments or f tax certificates and could ultimately result in the payer through the issuance of a tax deed. If billed
	PURCHASER'S INITIALS
PURCHASER:	PURCHASER:
J-+-	Illariande Bat
Print Name: JORGE Ferromez	Print Name: Molinnaria Crateron
Date: 10-8-05	Date: 10-8-07

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131



CFN 2006R1061828

OR Bk 24970 Pas 0828 - 833; (6pas)

RECORDED 10/03/2006 14:10:54

HARVEY RUVIN, CLERK OF COURT

MIAMI-DADE COUNTY, FLORIDA

5/14

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, Manuel Guerra being owner (the "Owner") of the following described property 3050 NW 105 Path Doral FL 33172, in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation, ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on _______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of the Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 1 day of August, 2006. **OWNER** WITNESSES Name: Manuel Guerra Print Name: **OWNER** WITNESSES: By: Print Name: Name: Title: Date: Print Name: STATE OF FLORIDA SS.: **COUNTY OF MIAMI-DADE** The foregoing instrument was acknowledged before me this 1 day of August, 2006 by _______ of OWNER, who is personally known to me or who produced PHOTO-ID as identification on behalf of the company. My commission expires: NOTARY PUBLIC-STATE OF FLORIDA Sujay Perez Commission # DD438244 Expires: JUNE 07, 2009 Name Bonded Thru Atlantic Bonding Co., Inc. STATE OF FLORIDA SS.: **COUNTY OF MIAMI-DADE** The foregoing instrument was acknowledged before me this 1st day of August, 2006 by of OWNER, who is personally known to me or who produced as identification on behalf of the company.

NOTARY PUBLIC, State of Florida

Print Name

My commission expires:

EXHIBIT A

LEGAL DESCRIPTION

Lot 5 in Block 14 of Beacon at Doral, according to the Plat thereof, as recorded in Plat Book 164 at Pages 63, of the Public Records of Dade County, Florida. As amended.

EXHIBIT B

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "<u>Owner</u>") of the following described property (the "<u>Property</u>"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation, ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on _______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder identical to this Joinder will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of the Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.



OR BK 24970 PG 0833 LAST PAGE

of, 200	
WITNESSES:	OWNER
	Ву:
Print Name:	Name:
Print Name:	
WITNESSES:	OWNER
,	By:
Print Name:	Name: Title:
Print Name:	Date:
STATE OF FLORIDA) SS.: COUNTY OF MIAMI-DADE)	
The foregoing instrument was ackn	owledged before me this day of,
200 by OWNER, who is personally known to	as of as
identification on behalf of the company.	
My commission expires:	
	NOTABLE DIDITO O CDI 'I
	NOTARY PUBLIC, State of Florida Print Name
STATE OF FLORIDA)	Print
STATE OF FLORIDA) COUNTY OF MIAMI-DADE)	Print
COUNTY OF MIAMI-DADE) SS.:	Print Name
COUNTY OF MIAMI-DADE) SS.:	Print
) SS.: COUNTY OF MIAMI-DADE) The foregoing instrument was ackn 200 by OWNER, who is personally known to identification on behalf of the company.	Print Name
The foregoing instrument was ackn 200 by OWNER, who is personally known to	Print Name
) SS.: COUNTY OF MIAMI-DADE) The foregoing instrument was ackn 200 by OWNER, who is personally known to identification on behalf of the company.	Print Name owledged before me this day of,as of me or who produced as NOTARY PUBLIC, State of Florida Print
) SS.: COUNTY OF MIAMI-DADE) The foregoing instrument was ackn 200 by OWNER, who is personally known to identification on behalf of the company.	Print Name owledged before me this day of,as of me or who produced as NOTARY PUBLIC, State of Florida Print

MILAN BY LENNAR

5/14

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Annual</u> District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

	Type of Dwelling Unit (and Phase, If Applicable)	Estimated Monthly District Operations Assessments (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
į	Townhomes	\$ 47.00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566.00

1 6 purchasers initials

The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

- H G PURCHASER'S INITIALS

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

H G PURCHASER'S INITIALS

3. <u>District Finance and Assessments</u>. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

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M G purchaser's initials

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Capital Assessments") levied by the District on the	ts. The District expect. to issue bonds (the "Bonds"), le from non ad valorem special assessments ("District e property within the Development, which property is structure. Each Dwelling Unit is subject to a District
	M U PURCHASER'S INITIALS
(approximately \$79.00 per month), which sum sha	nount of annual District Capital Assessments including Unit is expected to be approximately \$952.00 ll be payable annually for the term of the Bonds (the 30) years). The aggregate amount of District Capital sted to be levied and imposed on each Dwelling Unit timately \$28,566.00.
	H G PURCHASER'S INITIALS
amount at any time will be equal to the remaining of	er of a Dwelling Unit has the option of prepaying the evied on the owner's Dwelling Unit. The prepayment utstanding pro rata share of principal and interest due he bonds for each Dwelling Unit. Such prepayment Assessments are paid.
	purchaser's initials
and maintenance of its Public Infrastructure (coll Each Dwelling Unit shall be subject to District Addinistrative Assessments are derived is sto year and from time to time. During each of anticipated that District Administrative Assessments	Assessments. In addition to District Capital n ad valorem assessment to fund District operations ectively, "District Administrative Assessments"). Imministrative Assessments. The budget from which subject to change each year, and may vary from year the first three (3) fiscal years of the District, it is for the Dwelling Unit will be approximately \$568.00 relling Unit, after which time such assessments may
	H G PURCHASER'S INITIALS
Capital Assessments shall comprise the "District Assessments taxes under Florida law, the District Assessments was County, Municipal, and School Board taxes, and are each year by the Miami-Dade County Tax Collector. District Assessments. Because a tax bill cannot be parany other portion of the tax bill will result in the sale loss of title to the Dwelling Unit of the delinquent tax directly by the District, nonpayment could result in for	expected to appear on the ad valorem tax bill sent. The Homestead Exemption is not applicable to the tid in part, failure to pay the District Assessments or of tax certificates and could ultimately result in the
PURCHASER:	PURCHASER:
and the same	
Print Name:	Print Name:
Date:	Date:
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CFN 2006R1016493 DR Bk 24932 Pss 4768 - 4773; (6pss RECORDED 09/21/2006 14:14:16 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131

614

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation, ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of the Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

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IN WITNESS WHEREOF, the unders of August, 20006	signed has executed this Joinder on this 3 day
WITNESSES:	OWNER
()a of Dead	By:
Mile Nove Controller	Name: ALFREDY DAMBAKI.I
Print Name: O Villal .	<u> </u>
WITNESSES:	OWNER J
The state of the s	By: WORK FOR A KILL
Print Name: O. UPT 1 Co.	Name: JORGE DAMBAKLI Title:
	Date:
Print Name:	
STATE OF FLORIDA)) SS.:	
COUNTY OF MIAMI-DADE)	
The foregoing instrument was acknown 200 to by Attrevo Brueboxto OWNER, who is personally known to ridentification on behalf of the company.	as day of August. of or who produced August as
	Print PUBLIC, State of Morrida
AGING-1 OF FLORIDA YRATC	N Name NOTARY PUBLIC-STATE OF FLORIDA
STATE OF FLORIDA)	Sujay Perez Commission #DD438244
COUNTY OF MIAMI-DADE) SS.:	Expires: JUNE 07, 2009 Bonded Thru Atlantic Bonding Co., Inc.
The foregoing instrument was acknow 2004 by Doll Danelaria	ledged before me this 3 day of Mass,
OWNER, who is personally known to n	
identification on behalf of the company. My commission expires:	way for for
	NOTARY PUBLIC, State of Florida
NOTARY PUBLIG-STATE OF FLORIDA Sujay Perez Commission # DD438244 Expires: JUNE 07, 2009 Bonded Thru Atlantic Bonding Co., Inc.	Name

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EXHIBIT A

LEGAL DESCRIPTION

Lot <u>6</u> in Block <u>14</u> of <u>Beacon at Doral</u>, according to the Plat thereof, as recorded in Plat Book <u>164</u> at Pages <u>63</u>, of the Public Records of Dade County, Florida, as amended.

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EXHIBIT B

FORM OF JOINDER TO BE EXECUTED

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THIS INSTRUMENT PREPARED BY:	
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JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation, ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on _______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder identical to this Joinder will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of the Property shall be deemed not to be effective.

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WITNESSES:	OWNER
	By:
Print Name:	Name:
Print Name:	· · · · · · · · · · · · · · · · · · ·
WITNESSES:	OWNER
Print Name:	By:
Print Name:	Name: Title:
Print Name:	Date:
The foregoing instrument 200 by OWNER, who is personally	was acknowledged before me this day of of known to me or who produced as
dentification on behalf of the con	NOTARY PUBLIC, State of Florida
dentification on behalf of the con	npany.
dentification on behalf of the con	NOTARY PUBLIC, State of Florida Print Name
Identification on behalf of the con My commission expires: STATE OF FLORIDA	NOTARY PUBLIC, State of Florida Print
Identification on behalf of the con My commission expires: STATE OF FLORIDA COUNTY OF MIAMI-DADE The foregoing instrument	NOTARY PUBLIC, State of Florida Print Name) SS.:) was acknowledged before me this day of
identification on behalf of the con My commission expires: STATE OF FLORIDA COUNTY OF MIAMI-DADE The foregoing instrument	NOTARY PUBLIC, State of Florida Print Name) SS.:) was acknowledged before me this day of as of of known to me or who produced as of as of as of as of as of
identification on behalf of the con My commission expires: STATE OF FLORIDA COUNTY OF MIAMI-DADE The foregoing instrument by OWNER, who is personally be	NOTARY PUBLIC, State of Florida Print Name) SS.:) was acknowledged before me this day of as of of known to me or who produced as of as of as of as of as of

DM2\633959.1

MILAN BY LENNAR

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Annual</u> District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, If Applicable)	Estimated Monthly District Operations Assessments (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$ 47.00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

	Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Į	Townhomes	\$13,839.00	\$28,566.00
	* 1		& JD MOFURCHASERS INITIALS

1. The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

D APPEURCHASER'S INITIALS

3. <u>District Finance and Assessments</u>. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

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Purchaser's Initials 10 A

PURCHASER'S INITIALS

Page 1 of 2

3.1 <u>District Capital Assessments.</u> the principal of and interest on which will be payable <u>Capital Assessments</u> ") levied by the District on the properties of the properties of the Public Infrastr Capital Assessment to repay the bonds.	property within the Development, which property is
principal and interest levied on each Dwelling (approximately \$79.00 per month), which sum shall principal repayment period may not exceed thirty (30 Assessments including principal and interest expected over the term of the thirty (30) year Bonds is approximately approximately approximately \$1.00 per Bonds is approximately \$1.0	be payable annually for the term of the Bonds (the b) years). The aggregate amount of District Capital d to be levied and imposed on each Dwelling Unit
3.3 <u>Prepay Option</u> . Each owner aggregate amount of District Capital Assessments lev amount at any time will be equal to the remaining out through the next applicable payment date due on the amount will decline each year as the District Capital A	standing pro rata share of principal and interest due bonds for each Dwelling Unit. Such prepayment
3.4 <u>District Administrative As</u> Assessments, the District will impose an annual non and maintenance of its Public Infrastructure (collect Each Dwelling Unit shall be subject to District Administrative Assessments are derived is suito year and from time to time. During each of the anticipated that District Administrative Assessments for (approximately \$47.00 per month), per year per Dwelling from year to year and from time to time.	ad valorem assessment to fund District operations cively, "District Administrative Assessments"). ninistrative Assessments. The budget from which bject to change each year, and may vary from year e first three (3) fiscal years of the District, it is or the Dwelling Unit will be approximately \$568.00
3.5 <u>District Assessments</u> . District Capital Assessments shall comprise the " <u>District Assessments</u> under Florida law, the District Assessments with County, Municipal, and School Board taxes, and are each year by the Miami-Dade County Tax Collector. District Assessments. Because a tax bill cannot be pair any other portion of the tax bill will result in the sale coloss of title to the Dwelling Unit of the delinquent tax directly by the District, nonpayment could result in force	Administrative Assessments together with District issments." While the District Assessments are not ill constitute a lien coequal with the lien of State, expected to appear on the ad valorem tax bill sent. The Homestead Exemption is not applicable to the d in part, failure to pay the District Assessments or of tax certificates and could ultimately result in the payer through the issuance of a tax deed. If hilled
PURCHASER:	PURCHASER:
Print Name: Jorge DAMbakli	Print-Name: AlFredo A. DAMbakli
Date:	Date:

275

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 2 of 2

THIS INSTRUMENT PREPARED BY:

CFN 2006R0851279

DR Bk 24795 Pgs 4994 - 4996; (3pgs)
RECORDED 08/07/2006 13:52:42

HARVEY RUVIN, CLERK OF COURT
MIANI-DADE COUNTY, FLORIDA

7/14

Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131

Patricia Kimball Fletcher, Esq.

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 31st day of July, 2006.

WITNESSES:	
Muita Sara	L Holm
Print Name: Manetta Gara	Adan Villalobos
Dranaux from	
Print Name: Mariana Oramas	
STATE OF FLORIDA)) ss.:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 31st day of July, 2006 by Adan Villalobos, a married man, OW,NER, who is personally known to me or who produced

Warried man, OWNEH, who is personally known to me or who produced

VLVLTULLA VASS POVE as identification on behalf of the company.

My commission expires:

NOTARY PUBLIC. State of Florida

MARIETTA GARZIA
MY COMMISSION # DD 447571
EXPIRES: July 5, 2009
Bonded Thru Notary Public Underwritors

EXHIBIT A

LEGAL DESCRIPTION

Lot 7, Block 14, BEACON AT DORAL, according to the plat thereof, as recorded in Plat Book 164, page 63, of the Public Records of Miami-Dade County, Florida.

EXHIBIT B

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	
JOINDER IN THE NORTH DADE (COMMUNITY DEVELOPMENT DISTRICT
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	
Ladies and Gentlemen:	
The undersigned, being owner (the "Owner") of City of Doral, Miami-Dade County, Florida, to-wit:	of the following described property (the Property"), in the
SEE EXHIBIT A ATTACHED H	ERETO AND MADE A PART HEREOF propration ("Lennar") and others in the pending creation
or the North Dade Community Development Dags on, which include, the above running with the land. The Owner agrees for itself at appointed as Owner's attorney in fact to execute on all documents required in connection with the CDD. and is irrevocable. Each person acquiring title to the within the boundaries of the CDD and subject to assuagrees that in the event of a re-sale, a Joinder identification in title and recorded in the public records.	(the "CDD") as described in that certain petition submitted referred to parcel of land. This Joinder is a covenant ond its successors and assigns that Lennar is hereby behalf of Owner and its successors and assigns any and This grant of power of attorney is coupled with an interest Property is put on notice that the Property will be included
that Owner or any successor in title to Owner sign as successor shall be bound to sign such document. A Owner agrees for itself and its successors and assig advance, any person or entity fatting to comply with a damages and not as a penalty. Additionally, Lennar	shall be entitled to be reimbursed all attorney and peal in the event it must enforce this Joinder against any
WITNESSES:	OWNER
Print Name:	
Print Name:	
STATE OF FLORIDA	
) ss.: COUNTY OF MIAMI-DADE	
The foregoing instrument was acknowledged be , OWNER, v as id	vho is personally known to me or who produced
My commission expires:	NOTARY PUBLIC, State of Florida -
	Print Name

278

Rev. 6/12/06

IILAN BY LENNAR

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NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

	Type of Dwelling Unit (and Phase, if Applicable)	Estimated Annual District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total Angual District ; Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
1	Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, If Applicable)	Estimated <u>Monthly</u> District <u>Operations</u> <u>Assessments</u> (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated Monthly District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$47.00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL FAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated Total Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	//_ \$28,566.00

The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

3. <u>District Finance and Assessments</u>. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2

Purchaser's Initials

PURCHASER'S INITIALS

PURCHASER'S INITIALS

PURCHASER'S INITIALS

Amount. The estimated amount of annual District Capital Assessments including levied on each Dwelling Unit is expected to be approximately \$952.0 and may not exceed thirty (30) years). The aggregate amount of District Capital and interest expected to be levied and imposed on each Dwelling Unit is expected to be approximately \$952.0 and may not exceed thirty (30) years). The aggregate amount of District Capital and interest expected to be levied and imposed on each Dwelling Unit (30) year Bonds is approximately \$28,566.00. PURCHASER'S INITIAL Prepay Option. Each owner of a Dwelling Unit has the option of prepaying the price equal to the remaining outstanding pro rata share of principal and interest due to be payment date due on the bonds for each Dwelling Unit. Such prepayment year as the District Capital Assessments are paid. PURCHASER'S INITIALS
Amount. The estimated amount of annual District Capital Assessments including levied on each Dwelling Unit is expected to be approximately \$952.0 are month), which sum shall be payable annually for the term of the Bonds (the odd may not exceed thirty (30) years). The aggregate amount of District Capital rincipal and interest expected to be levied and imposed on each Dwelling Unit (30) year Bonds is approximately \$28,566.00. PURCHASER'S INITIAL Prepay Option. Each owner of a Dwelling Unit has the option of prepaying the prict Capital Assessments levied on the owner's Dwelling Unit. The prepayment of the payment date due on the bonds for each Dwelling Unit. Such prepayment year as the District Capital Assessments are paid.
Perepay Option. Each owner of a Dwelling Unit has the option of prepaying the rict Capital Assessments levied on the owner's Dwelling Unit. The prepayment date due on the bonds for each Dwelling Unit. Such prepayment date due on the bonds for each Dwelling Unit. Such prepayment year as the District Capital Assessments are paid.
Prepay Option. Each owner of a Dwelling Unit has the option of prepaying the crict Capital Assessments levied on the owner's Dwelling Unit. The prepayment of the equal to the remaining outstanding pro rata share of principal and interest due to be payment date due on the bonds for each Dwelling Unit. Such prepayment year as the District Capital Assessments are paid.
be equal to the remaining outstanding pro rata share of principal and interest duble payment date due on the bonds for each Dwelling Unit. Such prepayment year as the District Capital Assessments are paid.
PURCHASER'S INITIALS
/
will impose an annual non ad valorem assessment to fund District Operations Public Infrastructure (collectively, "District Administrative Assessments"). be subject to District Administrative Assessments. The budget from which seessments are derived is subject to change each year, and may vary from year of time. During each of the first three (3) fiscal years of the District, it is is imministrative Assessments for the Dwelling Unit will be approximately \$568.00 month), per year per Dwelling Unit, after which time such assessments may from time to time. PURCHASER'S INITIALS
/
strict Assessments. District Administrative Assessments together with District comprise the "District Assessments." While the District Assessments are not the District Assessments will constitute a lien coequal with the lien of State, shool Board taxes, and are expected to appear on the ad valorem tax bill sent adde County Tax Collector. The Homestead Exemption is not applicable to the cause a tax bill cannot be paid in part, failure to pay the District Assessments or bill will result in the sale of tax certificates and could ultimately result in the Unit of the delinquent taxpayer through the issuance of a tax deed. If billed payment could result in foreclosure on and loss of title to the Dwelling Unit.
PURCHASER'S INITIALS
PURCHASER:
X /Malum
Print Name: Yelean + Villa lobos, 11
Date: Adan VIIIalobas, Mar



THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131

OR Bk 24853 Pas 2129 - 2131; (3pas RECORDED 08/24/2006 14:47:02 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

9/14

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted , which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

3.

IN WITNESS WHEREOF, the undersi	gned has ex	executed this Joinder on this 18th day of Augus	t, 200€
WITNESSES:			
		Motel	
Print Name: Petros Condo	- _ F	Frank De La Coromoto Briceno Gil	
MAR			
Print Name: July Sivice	-		
STATE OF FLORID A)	Bolivarian Republic) Of Venezuela)	
COUNTY OF MIAMI-DADE) ss.:)	City of Caracas) Embarsy of the) United States of America	
The foregoing instrument was acknow Coromoto Briceno Gil ,a married man, OWN Venezuelan Identification Card	IER, who is p	ore me this 18th day of August, 2006 by Frank personally known to me or who produced entification on behalf of the company.	De La
My commission expires: PRESIDENTIAL COMMISSIONS DO NOT EXPIRE		NOTARY PUBLIC, State of Florida	

Print Name James J. Holian

Vice Consul of the United States of Ahren.

EXHIBIT A

LEGAL DESCRIPTION

Lot 8, Block 14, BEACON AT DORAL, according to the Plat thereof, as recorded in Plat Book 164, Page 63, of the Public Records of Miami-Dade County, Florida.

EXHIBIT B

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	
100000000000000000000000000000000000000	
JOINDER IN THE NORTH DAI	DE COMMUNITY DEVELOPMENT DISTRICT
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	
Ladies and Gentlemen:	
The undersigned being owner (the Own City of Doral, Miami-Dade County, Florida, to-wi	of the following described property (the "Property"), in the
SEE EXHIBIT A ATTACHE	D HERETO AND MADE A PART HEREOF
of the North Dade Community Development Dison , which include, the abrunning with the land. The Owner agrees for its appointed as Owner's attorney in fact to execute all documents required in connection with the and is irrevocable. Each person acquiring title to within the boundaries of the CDD and subject to agrees that in the event of a re-sale, a Joinder is successor in title and recorded in the public record.	rida corporation ("Lennar") and others in the pending creation trict (the "CDD") as described in that certain petition submitted love referred to parcel of land. This Joinder is a covenant elf and its successors and assigns that Lennar is hereby to on behalf of Owner and its successors and assigns any and DD. This grant of power of attorney is coupled with an interest to the Property is put on notice that the Property will be included assessments respecting the CDD. Furthermore, Owner dentical to this Joinder will be required to be executed by the ords of Miami-Dade County, Florida. In the event that such equent conveyance of Property shall be deemed not to be
that Owner or any successor in title to Owner sign successor shall be bound to sign such documer Owner agrees for itself and its successors and advance, any person or entity failing to comply adamages and not as a penalty. Additionally, Lei	ny reason Miami-Dade County and/or the City of Doral requires gn any document in connection with the CDD, Owner or its at. Any failure to do so will result in damages to Lennar and assigns that because such damages cannot be determined in with this Joinder shall pay Lennar \$100,000 as liquidated nnar shall be entitled to be reimbursed all attorney and appeal in the event it must enforce this Joinder against any
IN WITNESS WHEREOF, the undersigned	has executed this Joinder on this day of
WITNESSES:	OWNERS
Print Name:	
Print Name:	
STATE OF FLORIDA	
) ss.: COUNTY OF MIAMI-DADE	
	ed before me this day of, 2 by ER, who is personally known to me or who produced as identification.
M	
My commission expires:	NOTARY PUBLIC, State of Florida
	Print Name

MILAN BY LENNAR

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

	Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Annual</u> District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated <u>Annual</u> Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
-	Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Monthly</u> District <u>Operations</u> <u>Assessments</u> (see Section 3.4 Below)	Estimated <u>Monthly</u> District <u>Infrastructure Maintenance</u> <u>Assessments</u> (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$47.00	\$0.00	\$ 79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE RONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Pald Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566.00

PURCHASERS INITIALS

_ PURCHASER'S INITIALS

PURCHASER'S INITIALS

1. The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

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PURCHASER'S INITIALS

3. <u>District Finance and Assessments</u>. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Purchaser's Initials

Page 1 of 2

3.1 <u>District Capital Assessments.</u> the principal of and interest on which will be payable <u>Capital Assessments</u> ") levied by the District on the product to be specially benefited by the Public Infrastr Capital Assessment to repay the bonds.	property within the Development, which property is
3.2 Amount. The estimated amount principal and interest levied on each Dwelling (approximately \$79.00 per month), which sum shall principal repayment period may not exceed thirty (30) Assessments including principal and interest expected over the term of the thirty (30) year Bonds is approximately 3.2.	unt of annual District Capital Assessments including Unit is expected to be approximately \$952.00 be payable annually for the term of the Bonds (the) years). The aggregate amount of District Capital I to be levied and imposed on each Dwelling Unit
3.3 <u>Prepay Option</u> . Each owner aggregate amount of District Capital Assessments levi amount at any time will be equal to the remaining out through the next applicable payment date due on the amount will decline each year as the District Capital A	standing pro rata share of principal and interest due bonds for each Dwelling Unit. Such prepayment
	PURCHASER'S INITIALS
3.4 <u>District Administrative As</u> Assessments, the District will impose an annual non and maintenance of its Public Infrastructure (collect Each Dwelling Unit shall be subject to District Administrative Assessments are derived is sult to year and from time to time. During each of the anticipated that District Administrative Assessments for (approximately \$47.00 per month), per year per Dwel vary from year to year and from time to time.	sessments. In addition to District Capital ad valorem assessment to fund District operations stively, "District Administrative Assessments"). Sinistrative Assessments. The budget from which expect to change each year, and may vary from year of first three (3) fiscal years of the District, it is not the Dwelling Unit will be approximately \$568.00
3.5 <u>District Assessments</u> . District Capital Assessments shall comprise the " <u>District Assestance</u> taxes under Florida law, the District Assessments will County, Municipal, and School Board taxes, and are each year by the Miami-Dade County Tax Collector. District Assessments. Because a tax bill cannot be paid any other portion of the tax bill will result in the sale colors of title to the Dwelling Unit of the delinquent tax directly by the District, nonpayment could result in fore	Il constitute a lien coequal with the lien of State, expected to appear on the ad valorem tax bill sent. The Homestead Exemption is not applicable to the I in part, failure to pay the District Assessments or if tax certificates and could ultimately result in the payer through the issuance of a tax deed. If billed
PURCHASER:	PURCHASER:
Print Names FRANK BRICEUS	Print Name:
Date: 10.2-06	Date:

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131

|--|--|

CFN 2006R1039101 OR Bk 24951 Pss 1016 - 1021; (6pss RECORDED 09/27/2006 15:15:12 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation, ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on _______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of the Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the unders of <u>Avovst</u> , 2006.	signed has executed this Joinder on this <u>Ub</u> day
WITNESSES:	OWNER
MAIN. Alla	-
Print Name: WASTAL COSTINO	By: Name: JULIO NIETO LIRIO
Print Name: (MS+a) COSTRO	Name. JOLIO NIETO LIKIO
Illy trol	
Print Name: CRISTINA JIMPHOES	
WITNESSES:	OWNER
	Dyr
Print Name:	By:Name:
	Title:
	Date:
Print Name:	
STATE OF FLORIDA)	
) SS.:	•
COUNTY OF MIAMI-DADE)	
The foregoing instrument was acknow	wledged before me this 25 day of AUGUST,
200 6 by Julio Nieto Lirio	
200 6 by Julio Nieto Lirio OWNER, who is personally known to	asof
200 6 by Julio Nieto Lirio	asof
200 6 by Julio Nieto Lirio OWNER, who is personally known to	me or who produced OL as
200 by Julio Nieto Lirio OWNER, who is personally known to identification on behalf of the company.	me or who produced OL as NOTARY PUBLIC, State of Florida
200 by Julio Nieto Lirio OWNER, who is personally known to identification on behalf of the company.	me or who produced OL as
200 by Julio Nieto Lirio OWNER, who is personally known to identification on behalf of the company. My commission expires:	me or who produced OL as NOTARY PUBLIC, State of Florida Print
200 by Julio Nieto Lirio OWNER, who is personally known to identification on behalf of the company. My commission expires: STATE OF FLORIDA	ne or who produced OL as NOTARY PUBLIC, State of Florida Print Name Notary Public State of Florida
200 by Julio Nieto Lirio OWNER, who is personally known to identification on behalf of the company. My commission expires: STATE OF FLORIDA) SS.:	me or who produced OL as NOTARY PUBLIC, State of Florida Print Name Netary Public State of Florida Cryst thange Castillo My Commission DD387339
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200 by Julio Nieto Lirio OWNER, who is personally known to identification on behalf of the company. My commission expires: STATE OF FLORIDA) SS.: COUNTY OF MIAMI-DADE The foregoing instrument was acknown.	notary Public State of Florida Print Name Notary Public State of Florida Cryst of Actary Public State of Florida Expires Ontal State of Florida My Commission DD387339 Expires Ontal 2009 wledged before me this day of,
200 by	me or who produced OL as NOTARY PUBLIC, State of Florida Print Name Notary Public State of Florida Cryst there Castillo My Commission DD387339 Expires 31/18/2009 wledged before me this
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200 by	me or who produced OL as NOTARY PUBLIC, State of Florida Print Name Notary Public State of Florida Cryst there Castillo My Commission DD387339 Expires 31/18/2009 wledged before me this

EXHIBIT A

LEGAL DESCRIPTION

Lot <u>1</u> in Block <u>15</u> of <u>Beacon at Doral</u>, according to the Plat thereof, as recorded in Plat Book <u>164</u> at Pages <u>63</u>, of the Public Records of Dade County, Florida, as amended.

EXHIBIT B

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	
	L

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "<u>Owner</u>") of the following described property (the "<u>Property</u>"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation, ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ________, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder identical to this Joinder will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of the Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

LAST PAGE

IN WITNESS WHEREOF, the under of, 200	signed has executed this Joinder on this day
WITNESSES:	OWNER
	By:
Print Name:	Name:
Print Name:	
WITNESSES:	OWNER
	By:
Print Name:	Name:
	Title: Date:
Print Name:	
OWNER, who is personally known to	wledged before me this day of,as of me or who produced as
identification on behalf of the company. My commission expires:	
·	NOTARY PUBLIC, State of Florida Print Name
STATE OF FLORIDA)	
COUNTY OF MIAMI-DADE) SS.:	
	wledged before me this day of,
OWNER, who is personally known to identification on behalf of the company.	as of me or who produced as
My commission expires:	
	NOTARY PUBLIC, State of Florida Print Name

MILAN BY LENNAR

NORTH DADE CDD NOTICE

ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Annual District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952,00	\$568.00	\$1,520.00

Table 2 Breakdown of estimated monthly district assessments for each of the first three (3) fiscal YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Monthly District Operations Assessments (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated Monthly District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$47.00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount decimes as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566,00

SW WFPURCHASERS INITIALS

The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

White purchaser's initials

The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public

MUL AUC PURCHASER'S INITIALS

District Finance and Assessments. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

MIA\153991.2 FINAL 9/28/05

WINE PURCHASER'S INITIALS

Milan by Lennar North Dade CDD Notice

Page 1 of 2

Purchaser's Initials Will & Mf

3.1 <u>District Capital Assessments</u> . The District expects to issue bonds (the "Bor	ıdş"),
the principal of and interest on which will be payable from non ad valorem special assessments ("Di	strict
Capital Assessments") levied by the District on the property within the Development, which proper	
found to be specially benefited by the Public Infrastructure. Each Dwelling Unit is subject to a D	
Capital Assessment to repay the bonds.	
- v/ vi/	
X JANA X MF PURCHASER'S INI	rials

3.2 Amount. The estimated amount of annual District Capital Assessments including principal and interest levied on each Dwelling Unit is expected to be approximately \$952.00 (approximately \$79.00 per month), which sum shall be payable annually for the term of the Bonds (the principal repayment period may not exceed thirty (30) years). The aggregate amount of District Capital Assessments including principal and interest expected to be levied and imposed on each Dwelling Unit over the term of the thirty (30) year Bonds is approximately \$28,566.00.

X JUL Y ME PURCHASER'S INITIALS

3.3 <u>Prepay Option</u>. Each owner of a Dwelling Unit has the option of prepaying the aggregate amount of District Capital Assessments levied on the owner's Dwelling Unit. The prepayment amount at any time will be equal to the remaining outstanding pro rata share of principal and interest due through the next applicable payment date due on the bonds for each Dwelling Unit. Such prepayment amount will decline each year as the District Capital Assessments are paid.

Y JULY ME PURCHASER'S INITIALS

3.4 <u>District Administrative Assessments</u>. In addition to District Capital Assessments, the District will impose an annual non ad valorem assessment to fund District operations and maintenance of its Public Infrastructure (collectively, "<u>District Administrative Assessments</u>"). Each Dwelling Unit shall be subject to District Administrative Assessments. The budget from which District Administrative Assessments are derived is subject to change each year, and may vary from year to year and from time to time. During each of the first three (3) fiscal years of the District, it is anticipated that District Administrative Assessments for the Dwelling Unit will be approximately \$568.00 (approximately \$47.00 per month), per year per Dwelling Unit, after which time such assessments may vary from year to year and from time to time.

Y/Nh XMF purchaser's initials

Capital Assessments shall comprise the "District Assessments." While the District Assessments are not taxes under Florida law, the District Assessments will constitute a lien coequal with the lien of State, County, Municipal, and School Board taxes, and are expected to appear on the ad valorem tax bill sent each year by the Miami-Dade County Tax Collector. The Homestead Exemption is not applicable to the District Assessments. Because a tax bill cannot be paid in part, failure to pay the District Assessments or any other portion of the tax bill will result in the sale of tax certificates and could ultimately result in the loss of title to the Dwelling Unit of the delinquent taxpayer through the issuance of a tax deed. If billed directly by the District, nonpayment could result in foreclosure on and loss of title to the Dwelling Unit.

PURCHASER'S INITIALS

PURCHASER:

Print Name: Julio Nieto Livio

Print Name: Marbelia Font

Date: 3-12-06

Date: 3-12-06

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

 $29\frac{3}{Page 2 of 2}$

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscavne Blvd., Suite 3400 Miami, FL 33131

2006R0963124 DR Bk 24887 Pas 4318 - 4320; (3pas RECORDED 09/08/2006 17:11:54 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

2/15

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted , which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 25th day of August, 2006.

WITNESSES:	
Print Name: Hilagro D. CARRILLO Mariana Oramas Mariana Oramas	Wealthia L. McMillan Leslie V. McMillan
STATE OF FLORIDA) ss.: COUNTY OF MIAMI-DADE)	
McMillan and Leslie V. McMillan, wife and husband,	before me this 25th day of August, 2006 by Wealthia L. OWNER, who is personally known to me or who produced identification on behalf of the company. NOTARY PUBLIC, State of Florida
MiLAGRO D. CARRILLO Notary Public - State of Florida	Print Name

Commission # DD 485907 Bonded By National Notary Assn.

EXHIBIT A

LEGAL DESCRIPTION

Lot 2, Block 15, BEACON AT DORAL, according to the plat thereof, as recorded in Plat Book 164, page 63, of the Public Records of Miami-Dade County, Florida.

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EXHIBIT B

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	
JOINDER IN THE NOF	RTH DADE COMMUNITY DEVELOPMENT DISTRICT
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	
Ladies and Gentlemen:	
The undersigned, being owner (the City of Doral, Miami-Dade County, Flori	he "Owner") of the following described property (the "Property"), in the ida, to-wit:
SEE EXHIBIT A AT	TTACHED HERETO AND MADE A PART HEREOF
within the boundaries of the command su agrees that in the event of a re-sale, a J successor in title and recorded in the nu	nc., a Florida conociol "termar") and others in the pending creation men (list is (the CDD") as described in that certain petition submitted in the list is a covenant for some and its successors and assigns that Lennar is hereby could on behalf of Owner and its successors and assigns any and in the CDD. This grant of power of attorney is coupled with an interest ing title to the Property is put on notice that the Property will be include subject to assessments respecting the CDD. Furthermore, Owner loinder identical to this Joinder will be required to be executed by the ablic records of Miami-Dade County, Florida. In the event that such my subsequent conveyance of Property shall be deemed not to be
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Successor shall be bound to sign such downer agrees for itself and its successor advance, any person or entity failing to continuous damages and not as a penalty. Addition paraprofessional fees and costs at trial apperson bound hereby. IN WITNESS WHEREOF, the underly, 2 //ITNESSES: Int Name: TATE OF FLORIDA) ss.: OUNTY OF MIAMI-DADE The foregoing instrument was ackno	owned sign any document in connection with the CDD, Owner or its document. Any failure to do so will result in damages to Lennar and ors and assigns that because such damages cannot be determined in comply with this Joinder shall pay Lennar \$100,000 as liquidated hally, Lennar shall be entitled to be reimbursed all attorney and and upon appeal in the event it must enforce this Joinder against any dersigned has executed this Joinder on this day of

Rev. 6/12/06

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NORTH DADE CDD NOTICE

ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years hased on actual hudgets adopted by the District)

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Annual</u> District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$ 952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

T	ype of Dwelling Unit (and Phase, If Applicable)	Estimated Monthly District Operations Assessments (see Section 3.4 Below)	Estimated Monthly District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
	Townhomes	\$ 47.00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE

Type of Dwelling Unit (and Phase, if Applicable)	District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566.00

The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

> PURCHASER'S INITIALS District Finance and Assessments. The current plan is for the District to issue bonds to

acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could he levied by the District for a period of up to thirty (30) years.

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Purchaser's Initials 1015

PURCHASER'S INITIALS

PURCHASER'S INITIALS

Page 1 of 2

Capital Assessments") levied by the District on	nents. The District expects to issue bonds (the "Bonds") yable from non ad valorem special assessments ("District the property within the Development, which property is frastructure. Each Dwelling Unit is subject to a District
	PURCHASER'S INITIALS
(approximately \$79.00 per month), which sum s	amount of annual District Capital Assessments including ling Unit is expected to be approximately \$952.00 hall be payable annually for the term of the Bonds (the y (30) years). The aggregate amount of District Capital ected to be levied and imposed on each Dwelling Unit oximately \$28,566.00.
	PURCHASER'S INITIALS
amount at any time will be equal to the remaining	rner of a Dwelling Unit has the option of prepaying the slevied on the owner's Dwelling Unit. The prepayment toutstanding pro rata share of principal and interest due the bonds for each Dwelling Unit. Such prepayment tal Assessments are paid.
	PURCHASER'S INITIALS
Each Dwelling Unit shall be subject to District Administrative Assessments are derived is to year and from time to time. During each of anticipated that District Administrative Assessments	non ad valorem assessment to fund District operations beliectively, "District Administrative Assessments"). Administrative Assessments. The budget from which is subject to change each year, and may vary from year if the first three (3) fiscal years of the District, it is its for the Dwelling Unit will be approximately \$568.00 welling Unit, after which time such assessments may
	PURCHASER'S INITIALS
taxes under Florida law, the District Assessments County, Municipal, and School Board taxes, and a each year by the Miami-Dade County Tax Collecto District Assessments. Because a tax bill cannot be any other portion of the tax bill will result in the	ssessments." While the District Assessments are not will constitute a lien coequal with the lien of State, re expected to appear on the ad valorem tax bill sent r. The Homestead Exemption is not applicable to the paid in part, failure to pay the District Assessments or le of tax certificates and could ultimately result in the
PURCHASER:	PURCHASER:
Print Name: Lela Hina L. MC Hillan Date: 7/29/06	•=
Print Name: Leclation L. MC 14.160	Print Name: Loslie V. MCR/1100
Date: 7/29/06	Date: 7/29/08

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 2 of 2

798

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131 CFN 2006R0846984

OR Bk 24792 Pgs 1306 - 1308; (3pgs)

RECORDED 08/04/2006 14:10:50

HARVEY RUVIN, CLERK OF COURT

MIAMI-DADE COUNTY, FLORIDA

3/15

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

person bound horoby.	
IN WITNESS WHEREOF, the undersi	gned has executed this Joinder on this 31st day of July, 2006.
WITNESSES: Horn Name: DOWN DOWN DOWN DOWN DOWN DOWN DOWN DOWN	Antonia Araujo De Pretelt
	-
STATE OF FLORIDA)) ss.:
COUNTY OF MIAMI-DADE) 55
The foregoing instrument was acknown Pretelt anyunmarried woman, OWNER, who of the state of the	pledged before me this 31st day of July, 2006 by Antonia Araujo De b is personally known to me or who produced as identification on behalf of the company. NOTARY PUBLIC State of Florida Print Name

OUBLIC STATE CENT

V97

EXHIBIT A

LEGAL DESCRIPTION

Lot 3, Block 15, BEACON AT DORAL, according to the Plat thereof, as recorded in Plat Book 164, Page 63, of the Public Records of Miami-Dade County, Florida.

EXHIBIT B

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	
	DADE COMMUNITY DEVELOPMENT DISTRICT
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	
Ladies and Gentlemen:	
The undersigned, being owner (the City of Doral, Miami-Dage County Forids)	Owner") of the following defined property (the "Property"), in the CHED HERETO AND MADE A PART HEREOF
	a Florida corporation ("Lennar") and others in the pending creation
on, which include, the running with the land. The Owner agrees fo appointed as Owner's attorney in fact to exert all documents required in connection with the and is irrevocable. Each person acquiring till within the boundaries of the CDD and subject agrees that in the event of a re-sale, a Joind successor in title and recorded in the public.	t District (the "CDD") as described in that certain petition submitted to District (the "CDD") as described in that certain petition submitted above referred to parcel of land. This Joinder is a covenant or itself and its successors and assigns that Lennar is hereby existed on behalf of Owner and its successors and assigns any and le CDD. This grant of power of attorney is coupled with an interest te to the Property is put on notice that the Property will be included to assessments respecting the CDD. Furthermore, Owner ler identical to this Joinder will be required to be executed by the records of Miami-Dade County, Florida. In the event that such ubsequent conveyance of Property shall be deemed not to be
successor shall be bound to sign such docur Owner agrees for itself and its successors ar advance, any person or entity failing to comp damages and not as a penalty. Additionally, paraprofessional fees and costs at trial and person bound hereby.	or any reason Miami-Dade County and/or the City of Doral require resign any document in connection with the D. Owner or its ment. Any failure to do so will result in damage. Lennar and not assigns that because such damages can be be determined in only with this Jointal stail pay spriary 100 of the liquidated lennar stall be entitled to the reimbuted all attorney and spon appeal with a second mast enforce this Joinder against any
, 2	ned has executed this Joinder on this day of
WITNESSES:	OWNER:
	
rint Name:	
rint Name:	
STATE OF FLORIDA	
) ss.:	
COUNTY OF MIAMI-DADE	
The foregoing instrument was acknowled	dged before the this day, 2 by
	Tien.
y commission expires:	
	NOTARY PUBLIC, State of Florida
	Print Name

301

MILAN BY LENNAR

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Annual</u> District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Monthly</u> District <u>Operations</u> <u>Assessments</u> (see Section 3.4 Below)	Estimated <u>Monthly</u> District <u>Infrastructure Maintenance</u> <u>Assessments</u> (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)	
Townhomes	\$47.00	\$0.00	\$79.00	

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE

	Initial Estimated Prepayment Amount to	Estimated Total Capital Assessments
Type of Dwelling Unit (and Phase, if Applicable)	Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	\$28,566.00
		PA A PURCHASERS INITIAL

The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

A purchaser's initials

The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

PURCHASER'S INITIALS

District Finance and Assessments. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2

Purchaser's Initials

Purchaser's Initials

the principal of and interest on which will be payable fr <u>Capital Assessments</u> ") levied by the District on the pr	operty within the Development, which property is
found to be specially benefited by the Public Infrastruc Capital Assessment to repay the bonds.	cture. Each Dwelling Unit is subject to a District
	PURCHASER'S INITIALS
3.2 Amount. The estimated amount principal and interest levied on each Dwelling U (approximately \$79.00 per month), which sum shall be principal repayment period may not exceed thirty (30) Assessments including principal and interest expected over the term of the thirty (30) year Bonds is approximately	e payable annually for the term of the Bonds (the years). The aggregate amount of District Capital to be levied and imposed on each Dwelling Unit ately \$28,566.00.
	PURCHASER'S INITIALS
3.3 <u>Prepay Option</u> . Each owner o aggregate amount of District Capital Assessments levie amount at any time will be equal to the remaining outst through the next applicable payment date due on the amount will decline each year as the District Capital As	anding pro rata share of principal and interest due bonds for each Dwelling Unit. Such prepayment
Assessments, the District will impose an annual non a and maintenance of its Public Infrastructure (collect Each Dwelling Unit shall be subject to District Admin District Administrative Assessments are derived is subto year and from time to time. During each of the anticipated that District Administrative Assessments for (approximately \$47.00 per month), per year per Dwell vary from year to year and from time to time.	d valorem assessment to fund District operations ively, "District Administrative Assessments"). nistrative Assessments. The budget from which ject to change each year, and may vary from year first three (3) fiscal years of the District, it is the Dwelling Unit will be approximately \$568.00 ing Unit, after which time such assessments may
	Deput purchaser's initials
3.5 <u>District Assessments.</u> District Capital Assessments shall comprise the " <u>District Assestances</u> taxes under Florida law, the District Assessments will County, Municipal, and School Board taxes, and are e each year by the Miami-Dade County Tax Collector. To District Assessments. Because a tax bill cannot be paid any other portion of the tax bill will result in the sale of loss of title to the Dwelling Unit of the delinquent taxpdirectly by the District, nonpayment could result in force	constitute a lien coequal with the lien of State, expected to appear on the ad valorem tax bill sent. The Homestead Exemption is not applicable to the in part, failure to pay the District Assessments or f tax certificates and could ultimately result in the ayer through the issuance of a tax deed. If billed closure on and loss of title to the Dwelling Unit.
	- XA A purchaser's initials
PURCHASER:	PURCHASER:
Matrix a Patell	
Print Name: Antaria Ajuja	Print Name:
Date: 10/5/05	Date:

<u>District Capital Assessments</u>. The District expects to issue bonds (the "Bonds"),

30 3 Page 2 of 2

3.1

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131



CFN 2006R1061834

DR Bk 24970 Pas 0866 - 871; (6pas)

RECORDED 10/03/2006 14:12:13

HARVEY RUVIN, CLERK OF COURT

MIAMI-DADE COUNTY, FLORIDA

4/15

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner Enrique Ching (the "<u>Owner</u>") of the following described property 10379 NW 30 Terrace Doral, FL 33172 (the "<u>Property</u>"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation, ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of the Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

August, 2006. OWNER WITNESSES: Name: Enrique Ching Print Name: Suzette **OWNER** WITNESSES: By: Name: Print Name: Title: Date: Print Name: STATE OF FLORIDA SS.: **COUNTY OF MIAMI-DADE** The foregoing instrument was acknowledged before me this 2 day of August, 2006 by Mayelyn Acosta as Notary Public of OWNER, who is personally known to me or who produced Pi Dil as identification on behalf of the company. My commission expires: PUBLIC-STATE OF FLORIDA Mayelyn Acosta NOTARY PUBLIC, State of Florida Commission # DD431629 Print Expires: MAY 22, 2009 Bonded Thru Adantic Bonding Co., Inc. Name STATE OF FLORIDA SS.: **COUNTY OF MIAMI-DADE** The foregoing instrument was acknowledged before me this 2 day of August, 2006 by _____ as _____ of OWNER, who is personally known to me or who produced _____ as identification on behalf of the company. My commission expires: NOTARY-PUBLIC, State of Florida Print Name

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 2 day of

EXHIBIT A

LEGAL DESCRIPTION

Lot 4 in Block 15 of Beacon at Doral, according to the Plat thereof, as recorded in Plat Book 164 at Pages 63, of the Public Records of Dade County, Florida. As amended.

EXHIBIT B

FORM OF JOINDER TO BE EXECUTED

307

THIS INSTRUMENT PREPARED BY:	
	· ·

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "<u>Owner</u>") of the following described property (the "<u>Property</u>"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation, ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on _______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder identical to this Joinder will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of the Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

OR BK 24970 PG 0871 LAST PAGE

IN WITNESS WHEREOF, the undersof, 200	signed has executed this Joinder on this day
WITNESSES:	OWNER
	By:
Print Name:	Name:
Print Name:	
WITNESSES:	OWNER
WIINDSDDS.	
Print Name:	By: Name:
	Title:
Print Name:	Date:
Tillit Name.	
STATE OF FLORIDA) COUNTY OF MIAMI-DADE)	
The foregoing instrument was acknown by	wledged before me this day of, as of
OWNER, who is personally known to identification on behalf of the company.	me or who produced as
My commission expires:	
	NOTARY PUBLIC, State of Florida
	Print Name
STATE OF FLORIDA)	
) SS.:	
COUNTY OF MIAMI-DADE)	
	wledged before me this day of,
OWNER, who is personally known to	me or who produced as
identification on behalf of the company.	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
My commission expires:	
	NOTARY PUBLIC, State of Florida
	Print Name
	LIMITO

309

MILAN BY LENNAR

NORTH DADE CDD NOTICE

<u>Table 1</u> . ESTIMATED TOTAL AND DISTRICT'S FIRST THREE (3) FISO	NUAL DISTRICT ASSI		ER DWEL	LING UNIT FOR EACH OF TH
Infrastructure Maintenance Assessmen Type of Dwelling Unit (and Phase, if Applicable)				
Townhomes	\$952.00	\$568.00		\$1,520.00
Table 2 BREAKDOWN OF ESTIMATE YEARS (actual assessments may vary my be higher in subsequent years based	from the amounts set fort	th below and Operat		
Type of Dwelling Unit (and Phase, if Applicable)	Estimated Monthly District Operations Assessments (see Section 3.4 Below)	Estimated <u>Month</u> Infrastructure Ms Assessmen (see Section 3.4	intenance its	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$47.00	\$0.00		\$79.00
Table 3 ESTIMATED INITIAL PAYONE PRINCE PAYONE AND ESTIMA SONDS	TED TOTAL PAYMENTS	F IF ANNUAL PAYN	MENTS ARI	E MADE OVER THE TERM OF T
Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepa Pay off Dwelling Unit's District Bonds at time D (this amount declines as are made annually and interest that may be du applicable bond paymet 3.3 Belo	s pro rata share of welling Unit Closes principal payments does NOT include through the next int date; see Section		nated Total Capital Assessments g Principal and Interest if Capital ssements are Paid Annually (No sayment) over Thirty (30) years imated Annual District Capital Assessments times 30)
Townhomes	\$13,839.	^^		\$28,566.00
the "Development") are also pistrict (the "District"). The existing under the laws of the lorida and located in Miami-I ne cost of the public infrastructure facilities, environmental and lines, land acquisition, afrastructure projects and serecollectively, the "Public Infrastructure of the Public Infrastructure of the location of the public Infrastructure of the location of the l	located within the both the District is a locate of Florida a Dade County ("Countiture of the Development of	oundaries of the l unit of special and the Home I aty"). The primarent which may so, the surface which is for the Deby the developm	North Daul-purpose Rule Chary purpose include, ater mans velopmer ment of late the District Charles and the District Charles are the District Charles and the District Charles are the District Char	e government organized ar rter of Miami-Dade Count se of the District is to finance without limitation, water ar agement system, utility plant, as applicable, and other and within the Development of the "Purchaser's initial".
nitially elected by the landow dvance and all District Board equired to prepare a budget ea f property within the District rocess.	vner in the District. I meetings are requi ich fiscal vear and ac	The Board is ired to be open dopt the same in	required to the pu	to advertise its meetings in the District Board in public meeting. All owner
			<u>E</u>	PURCHASER'S INITIAL
3. <u>District Finance</u> cquire, construct, reconstruct, Currently, it is estimated the apital and Administrative Assa November) to retire the debt ublic Infrastructure. District reperty located within the District rectly billed by the District elevied by the District for a personal process.	and equip all or a point the Dwelling University of the District, to passessments will either and will be paid Capital assessments.	ortion of the Publits in the Development above and y for operations ther appear on the same time.	olic Infrasopment was in Section of the Dinhe Count	vill be assessed based on the ons 3.1 and 3.4 below (if pai strict and maintenance of the yreal estate tax bill of each of the other of the order of
		/ J	٤	PURCHASED'S INITIAL

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

PURCHASER'S INITIALS

Page 1 of 2

Purchaser's Initials

3.2 Amount. The estimated a principal and interest levied on each Dwellia (approximately \$79.00 per month), which sum st principal repayment period may not exceed thirty Assessments including principal and interest expover the term of the thirty (30) year Bonds is approximately \$3.3 Prepay Option. Each ow aggregate amount of District Capital Assessments	PURCHASER'S INITIAL oner of a Dwelling Unit has the option of prepaying the slevied on the owner's Dwelling Unit. The prepayments outstanding pro rata share of principal and interest du
3.2 Amount. The estimated a principal and interest levied on each Dwellia (approximately \$79.00 per month), which sum st principal repayment period may not exceed thirty Assessments including principal and interest expover the term of the thirty (30) year Bonds is approved to the term of District Capital Assessments amount at any time will be equal to the remaining through the next applicable payment date due or	amount of annual District Capital Assessments including Unit is expected to be approximately \$952.0 hall be payable annually for the term of the Bonds (the (30) years). The aggregate amount of District Capital ected to be levied and imposed on each Dwelling Unit oximately \$28,566.00. PURCHASER'S INITIAL order of a Dwelling Unit has the option of prepaying the slevied on the owner's Dwelling Unit. The prepayments outstanding pro rata share of principal and interest du
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PURCHASER:	PURCHASER:
Contini	
Print Name: Enlique Ching	Print Name:
Date: 10-9-05	

3/1

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami, FL 33131 CFN 2006R0884963 OR Bk 24822 Pgs 3138 - 31401 (3pgs RECORDED 08/15/2006 12:30:07 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

5/15

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

WITNESSES:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 14th day of August, 2006.

Print Name: William Ginzilez

Mariana Oramas

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 14th day of August, 2006 by Laura Biaggini and Jorge L. Cortes, wife and husband, OWNER, who is personally known to me or who produced as identification on behalf of the company.

My commission expires: 4/18/1∂

NOTARY PUBLIC-STATE OF FLORIDA
William Gonzalez
Commission # DD541742
Expires: APR. 18, 2010
Bonded The Understell Bonding Co., Inc.

NOTARY PUBLIC, State of Florida

Print Name

EXHIBIT A

LEGAL DESCRIPTION

Lot 5, Block 15, BEACON AT DORAL, according to the Plat thereof, as recorded in Plat Book 164, Page 63, of the Public Records of Miami-Dade County, Florida.

EXHIBIT B

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:	
JOINDER IN THE NORTH	DADE COMMUNITY DEVELOPMENT DISTRICT
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA	
Ladies and Gentlemen:	
The undersigned, being owner the "C City of Doral, Miami-Dade County, Florida"	Downer (point a pllowing described property (the "Property"), in the o-wit.
SEE EXHIBITA ATTAC	CHED HERETO AND MADE A PART HEREOF
of the North Dade Community Development on, which include, th running with the land. The Owner agrees fo appointed as Owner's attorney in fact to exe all documents required in connection with th and is irrevocable. Each person acquiring ti within the boundaries of the CDD and subject agrees that in the event of a re-sale, a Joind successor in title and recorded in the public	EFlorida corporation ("Lennar") and others in the pending creation District (the "CDD") as described in that certain petition submitted e above referred to parcel of land. This Joinder is a covenant in itself and its successors and assigns that Lennar is hereby cute on behalf of Owner and its successors and assigns any and e CDD. This grant of power of attorney is coupled with an interest title to the Property is put on notice that the Property will be included to to assessments respecting the CDD. Furthermore, Owner er identical to this Joinder will be required to be executed by the records of Miami-Dade County, Florida. In the event that such ubsequent conveyance of Property shall be deemed not to be
that Owner or any successor in title to Owner successor shall be bound to sign such docu Owner agrees for itself and its successors a advance, any person or entity failing to comp damages and not as a penalty. Additionally,	or any reason Miami-Dade County and/or the City of Doral requires or sign any document in connection with the CDD, Owner or its ment. Any failure to do so will result in damages to Lennar and nd assigns that because such damages cannot be determined in ply with this Joinder shall pay Lennar \$100,000 as liquidated, Lennar shall be entitled to be reimbursed all attorney and upon appeal in the event it must enforce this Joinder against any
IN WITNESS WHEREOF, the undersig	gned has executed this Joinder on this day of
WITNESSES:	OVACER:
Print Name:	
Print Name:	
STATE OF FLORIDA	
COUNTY OF MIAMI-DADE	
The foregoing instrument was acknowle	edged before me this day of, 2 by VNER, who is personally known to me or who produced as identification.
My commission expires:	NOTARY BURLIC State of Elevide
	NOTARY PUBLIC, State of Florida
	Print Name

314

MILAN BY LENNAR

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent wary heart and the second process of the p

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Annual District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520,00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Monthly District Operations Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District Infrastructure Maintenance Assessments (see Section 3.4 Below)	Estimated Monthly District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$ 47.00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

	Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Į	Townhomes	\$13,839.00	1 ca \$28,566.00
			FURCHASERS INITIALS

The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public

3. <u>District Finance and Assessments</u>. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2

Purchaser's Initials

PURCHASER'S INITIALS

PURCHASER'S INITIALS

PURCHASER'S INITIALS

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Capital Assessment to repay the bonds.	rastructure. Each Dweining Only is subject to a Di
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amount will decline each year as the District Capi	tal Assessments are paid.
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3.4 <u>District Administrative</u>	Assessments. In addition to District Ca
Assessments, the District will impose an annual	non ad valorem assessment to fund District opera
and maintenance of its Public Infrastructure (c	collectively, "District Administrative Assessmen
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	Administrative Assessments. The budget from v
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MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 2 of 2



THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq. Patricia Kimball Fletcher, P.A. Duane Morris LLP 200 S. Biscayne Blvd., Suite 3400 Miami. FL 33131 CFN 2006R0870427 DR Bk 24811 Psc 0861 - 8661 (Gpg RECORDED 08/10/2006 15:39:00 HARVEY RUVIN, CLERK OF COURT HIANI-DADE COUNTY, FLORIDA

6/15

JOINDER IN THE NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA

Ladies and Gentlemen:

The undersigned, being owner (the "Owner") of the following described property (the "Property"), in the City of Doral, Miami-Dade County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

does hereby join with Lennar Homes, Inc., a Florida corporation ("Lennar") and others in the pending creation of the North Dade Community Development District (the "CDD") as described in that certain petition submitted on ______, which include, the above referred to parcel of land. This Joinder is a covenant running with the land. The Owner agrees for itself and its successors and assigns that Lennar is hereby appointed as Owner's attorney in fact to execute on behalf of Owner and its successors and assigns any and all documents required in connection with the CDD. This grant of power of attorney is coupled with an interest and is irrevocable. Each person acquiring title to the Property is put on notice that the Property will be included within the boundaries of the CDD and subject to assessments respecting the CDD. Furthermore, Owner agrees that in the event of a re-sale, a Joinder in the form attached hereto as Exhibit B will be required to be executed by the successor in title and recorded in the public records of Miami-Dade County, Florida. In the event that such Joinder is not executed and recorded, any subsequent conveyance of Property shall be deemed not to be effective.

Without limiting the foregoing, in the event for any reason Miami-Dade County and/or the City of Doral requires that Owner or any successor in title to Owner sign any document in connection with the CDD, Owner or its successor shall be bound to sign such document. Any failure to do so will result in damages to Lennar and Owner agrees for itself and its successors and assigns that because such damages cannot be determined in advance, any person or entity failing to comply with this Joinder shall pay Lennar \$100,000 as liquidated damages and not as a penalty. Additionally, Lennar shall be entitled to be reimbursed all attorney and paraprofessional fees and costs at trial and upon appeal in the event it must enforce this Joinder against any person bound hereby.

IN WITNESS WHEREOF, the undersigned has execut	ed this Joinder on this 31st day of July, 2006.
WITNESSES: Print Name: F Cabler Territor	M. Oliveira
Print Name: MARIA LOZANO Ana L	. Oliveira
STATE OF FLORIDA) ss.: COUNTY OF MIAMI-DADE)	
My commission expires: E. CABRERA Notary Public - State of Florida Notary Public - State of Florida Notary Public - State of Florida Commission Expires Sep 26, 2009 Commission # DD464883 Bonded By National Notary Assn.	NOTARY PUBLIC, State of Florida Print Name

EXHIBIT A

LEGAL DESCRIPTION

Lot 6, Block 15, BEACON AT DORAL, according to the Plat thereof, as recorded in Plat Book 164, Page 63, of the Public Records of Miami-Dade County, Florida.

EXHIBIT B

FORM OF JOINDER TO BE EXECUTED

THIS INSTRUMENT PREPARED BY:

JOINDER IN THE NOR	RTH DADE COM	MUNITY DEVELOPMENT DISTR	ICT
TO: MIAMI-DADE COUNTY AND CITY OF DORAL FLORIDA			
Ladies and Gentlemen:			
does hereby join with Jones of the North Dade	TACHED HERE TACHED	"CDD") as described in that certain pred to parcel of land. This Joinder is successors and assigns that Lenna If of Owner and its successors and a grant of power of attorney is coupled berty is put on notice that the Propertients respecting the CDD. Furthermed this Joinder will be required to be exami-Dade County, Florida. In the even weyance of Property shall be deem	pending creation etition submitted a a covenant r is hereby ssigns any and d with an interest ty will be included ore, Owner kecuted by the ent that such ed not to be
Successor shall be bound to sign such a Owner agrees for itself and its successor advance, any person or entity failing to damages and not as a penalty. Addition paraprofessional fees and costs at trial aperson bound hereby. IN WITNESS WHEREOF, the UNIT WITNESSES:	document. Any fa ors and assigns th comply with this J nally, Lennar shall and upon appeal	ilure to do so will result in damages t at because such damages cannot be oinder shall pay a enna \$100,000 as be entitled to but eimbursag all atto	o Lennar and e determined in liquidated rney and der against any
	· •	-	
Print Name:			
Print Name:			
STATE OF FLORIDA			
) ss.: COUNTY OF MIAMI-DADE	,		
The foregoing instrument was acknowledge.		the this it is a day of, page or ally known to me or who produced the control of the cont	2 by
My commission expires:	as defittiff	NOTARY PUBLIC, State of Florid	
		Print Name	
	719	· mane	
Rev. 6/12/06	511	Property of the	

MILAN BY LENNAR

NORTH DADE CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Annual</u> District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated <u>Annual</u> Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total Annual District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Townhomes	\$952.00	\$568.00	\$1,520.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments my be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, If Applicable)	Estimated Monthly District Operations Assessments (see Section 3.4 Below)	Estimated <u>Monthly</u> District <u>Infrastructure Maintenance</u> <u>Assessments</u> (see Section 3.4 Below)	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Townhomes	\$47.00	\$0.00	\$79.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date; see Section 3.3 Below)	Estimated Total Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Townhomes	\$13,839.00	1, \$18,766.00

1. The District. All of the residential dwelling units ("Dwelling Units") in Milan by Lennar (the "Development") are also located within the boundaries of the North Dade Community Development District (the "District"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("County"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "Public Infrastructure").

2. The District Board. The Board of Supervisors of the District (the "District Board") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

3. <u>District Finance and Assessments</u>. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

MIA\153991.2 FINAL 9/28/05 Milan by Lennar North Dade CDD Notice

Page 1 of 2

Purchaser's Initials 💆 🗴

PURCHASER'S INITIALS

320

the principal of and interest on which will be payable <u>Capital Assessments</u> ") levied by the District on the found to be specially benefited by the Public Infrastr	property within the Development, which property is
Capital Assessment to repay the bonds.	PURCHASER'S INITIALS
principal and interest levied on each Dwelling (approximately \$79.00 per month), which sum shall principal repayment period may not exceed thirty (30 Assessments including principal and interest expecte over the term of the thirty (30) year Bonds is approximately approximately \$79.00 per month).	unt of annual District Capital Assessments including Unit is expected to be approximately \$952.00 be payable annually for the term of the Bonds (the D) years). The aggregate amount of District Capital d to be levied and imposed on each Dwelling Unit
3.3 <u>Prepay Option</u> . Each owner aggregate amount of District Capital Assessments lev amount at any time will be equal to the remaining out through the next applicable payment date due on the amount will decline each year as the District Capital A	standing pro rata share of principal and interest due bonds for each Dwelling Unit. Such prepayment
Assessments, the District will impose an annual non and maintenance of its Public Infrastructure (collect Each Dwelling Unit shall be subject to District Administrative Assessments are derived is su to year and from time to time. During each of the anticipated that District Administrative Assessments for (approximately \$47.00 per month), per year per Dwe vary from year to year and from time to time.	ad valorem assessment to fund District operations ctively, "District Administrative Assessments"). ninistrative Assessments. The budget from which bject to change each year, and may vary from year e first three (3) fiscal years of the District, it is or the Dwelling Unit will be approximately \$568.00
3.5 <u>District Assessments</u> . District Capital Assessments shall comprise the " <u>District Asset</u> taxes under Florida law, the District Assessments with County, Municipal, and School Board taxes, and are each year by the Miami-Dade County Tax Collector. District Assessments. Because a tax bill cannot be pair any other portion of the tax bill will result in the sale of loss of title to the Dwelling Unit of the delinquent tax directly by the District, nonpayment could result in force	Administrative Assessments together with District essments." While the District Assessments are not Il constitute a lien coequal with the lien of State, expected to appear on the ad valorem tax bill sent The Homestead Exemption is not applicable to the d in part, failure to pay the District Assessments or of tax certificates and could altimately result in the payer through the issuance of a tax deed. If hilled
PURCHASER:	PURCHASER!
Print Name: Terus Olivin	Print Name: Am Oliveia
Date: 10/8/36	Date: (+/0/0)